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**CITY COUNCIL AGENDA  
WEDNESDAY, MAY 20, 2015  
250 NORTH 5<sup>TH</sup> STREET  
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

*To become the most livable community west of the Rockies by 2025*

**Call to Order**  
(7:00 P.M.)

Pledge of Allegiance  
Moment of Silence

**Presentation**

Presentation by Legends of the Grand Valley regarding the Next Legends Art Project

**\*\*\* Proclamation**

**[Attachment](#)**

Proclaiming the Week of May 22 through May 29, 2015 as “Junior College World Series Week” in the City of Grand Junction

**Appointment**

To the Grand Junction Housing Authority

**Certificates of Appointment**

To the Commission on Arts and Culture

*Revised May 22, 2015*

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**REVISED**

To the Urban Trails Committee

**Citizen Comments**

**Council Comments**

**\*\*\* CONSENT CALENDAR \*\*\*®**

- 1. **Minutes of Previous Meeting** [Attach 1](#)

*Action: Approve the Minutes of the May 6, 2015 Regular Meeting*

- 2. **Setting a Hearing on Rezoning Property Located at 1020 Grand Avenue** [Attach 2](#)

A request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 DU/Ac) to an R-O (Residential Office) zone district.

Proposed Ordinance Rezoning Property from R-8 (Residential 8 DU/Ac) to R-O (Residential Office), Located at 1020 Grand Avenue

*Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for June 3, 2015*

Staff presentation: Brian Rusche, Senior Planner

- 3. **Setting a Hearing on Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive** [Attach 3](#)

A request to annex approximately 7.921 acres, located at approximately 676 Peony Drive. The Hutto-Panorama Annexation consists of one parcel and no public right-of-way.

Resolution No. 25-15—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hutto-Panorama Annexation, Approximately 7.921 Acres, Located at Approximately 676 Peony Drive

*®Action: Adopt Resolution No. 25-15, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 1, 2015*

Staff presentation: Brian Rusche, Senior Planner

4. **Setting a Hearing on Rodgers Annexation, Located at 2075 South Broadway** [Attach 4](#)

A request to annex approximately 1.924 acres, located at 2075 South Broadway. The Rodgers Annexation consists of one parcel and no public right-of-way.

Resolution No. 26-15—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Rodgers Annexation, Located at 2075 South Broadway

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rodgers Annexation, Approximately 1.924 Acres, Located at 2075 South Broadway

*®Action: Adopt Resolution No. 26-15, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 1, 2015*

Staff presentation: Brian Rusche, Senior Planner

5. **Setting a Hearing on Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway, Outline Development Plan** [Attach 5](#)

The applicant, Hatch Investments, LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

Proposed Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-O (Residential Office) Zone District for the Development of 14 Dwelling Units to be known as Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015*

Staff presentation: Scott D. Peterson, Senior Planner

6. **Setting a Hearing on Amending the Zoning and Development Code Regarding Industrial Loading Dock Standards** [Attach 6](#)

This is a proposed Amendment to the Performance Standards for Industrial Districts found in the Grand Junction Municipal Code (GJMC) Section 21.03.080. The proposed amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

Proposed Ordinance Amending Section 21.03.080 Industrial Districts (Title 21 of the Grand Junction Municipal Code) Regarding Location of Loading Docks

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015*

Staff presentation: Brian Rusche, Senior Planner

7. **Contract for Development of a Wireless Telecommunications Master Plan** [Attach 7](#)

The Grand Junction Regional Communications Center (GJRCC) would like to enter into a contract with CityScape Consultants, Inc. for consulting services for an amount of \$147,835. CityScape Consultants, Inc. will assist in the development and provide a Wireless Telecommunications Master Plan (WTMP) for cellular coverage areas identified as Study Areas A, B, C, and the 201 Service Boundary.

*Action: Authorize the Purchasing Division, on Behalf of the Grand Junction Regional Communication Center, to Enter into a Contract with CityScape Consultants, Inc. for the Development of a Wireless Telecommunications Master Plan in the Amount of \$147,835*

Staff presentation: Jim Finlayson, Information Technology Director  
Jay Valentine, Internal Services Manager

8. **Purchase Two Compressed Natural Gas (CNG) Cargo Vans** [Attach 8](#)

This purchase of two CNG cargo vans will replace the City Warehouse delivery van and the Parking Technician Services vehicle.

*Action: Approve the Purchase of Two CNG Cargo Vans from Spradley Barr Ford of Greeley, CO in the Amount of \$66,382*

Staff presentation: Jay Valentine, Internal Services Manager

9. **Purchase Four Compressed Natural Gas (CNG) Long Bed Pickup Trucks**

[Attach 9](#)

The long bed pickup trucks are a part of the resources needed to provide ongoing maintenance in the Parks, Engineering, and Water Distribution Divisions. This equipment will be used for transporting crews and equipment necessary to perform departmental functions. This equipment is a scheduled replacement for each user department and has gone through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

*Action: Authorize the City Purchasing Division to Purchase Four CNG Long Bed Pickup Trucks from Johnson Auto Plaza for \$143,998.80*

Staff presentation: Jay Valentine, Internal Services Manager

10. **Council Committee Assignments for 2015 – 2016**

[Attach 10](#)

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 27-15—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

*®Action: Adopt Resolution No. 27-15*

Staff presentation: City Council

\*\*\* 11. **Grant Application to the Federal Aviation Administration (FAA) for the Grand Junction Regional Airport Authority**

[Attach 11](#)

This is a grant application for entitlement funds from the Federal Aviation Administration for the Grand Junction Regional Airport. This grant application encompasses five (5) different project elements, to include pavement maintenance on the primary runway and taxiway connectors and taxiway lighting modifications. Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded.

*Action: Approve a Grant Application between the Federal Aviation Administration and the Grand Junction Regional Airport Authority for Airside Improvements in the Amount of \$2,295,450.00*

Presentation: Ben Johnson, Interim Airport Manager and Austin Fay, Projects Coordinator

\*\*\* 12. **Joining Next Century Cities** [Attach 12](#)

The request is for City Council to adopt a resolution joining Next Century Cities. Next Century Cities is a free, membership organization that supports community leaders across the country as they seek to ensure the development and deployment of fast, affordable and reliable internet to its community members.

Resolution No. 28-15—A Resolution Authorizing the City Manager to Join Next Centuries Cities

®Action: *Adopt Resolution No. 28-15*

Staff presentation: John Shaver, City Attorney

\*\*\* END OF CONSENT CALENDAR \*\*\*

\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\*

13. **Public Hearing – Community Development Block Grant (CDBG) 2015 Program Year Funding Requests** [Attach 13](#)

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds.

At this meeting, the City Council will receive public input on the use of the 2015 CDBG allocation.

*Action: Approve the CDBG City Council Workshop Recommendations for Funding the 2015 Program Year and Set a Public Hearing for Adoption of the 2015 One-Year Action Plan for June 17, 2015*

Staff presentation: Tim Moore, Deputy City Manager  
Kristen Ashbeck, CDBG Administrator

\*\*\* 14. **Establishment of Line of Credit FBO Downtown Development Authority (DDA) & DDA Budget Amendments** [Attach 14](#)

The DDA seeks the establishment of a revolving Line of Credit for the purpose of accessing tax increment revenues for ongoing and future TIF-qualified projects. Administration of the Line of Credit shall be through an Intergovernmental Agreement between the City and the DDA. The DDA has identified additional TIF-eligible undertakings that require budget amendments for FY2015 subject to Council approval.

*Action: Authorize a Line of Credit fbo the Grand Junction DDA, Approval of Intergovernmental Agreement between City of Grand Junction & DDA, and Approval of DDA Budget Amendments for TIF-Qualified Projects*

Presentation: Harry Weiss, DDA Executive Director

15. **Public Hearing – Corner Square Outline Development Plan Amendment, Located at North 1<sup>st</sup> Street and Patterson Road** [Attach 15](#)

F & P Development, LLC is requesting approval of an amendment to the Outline Development Plan for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

Ordinance No. 4662—An Ordinance Amending the Corner Square Outline Development Plan to Change the Default Zone of Pod G From R-12 (Residential 12 DU/Ac) to B-1 (Neighborhood Business) and Modify the Phasing Schedule, Located at North 1<sup>st</sup> Street and Patterson Road

*®Action: Adopt Ordinance No. 4662 on Final Passage and Order Final Publication in Pamphlet Form*

Staff presentation: Greg Moberg, Development Services Manager

16. **Dere Special Permit, Located at 675 ½ 24 ½ Road** [Attach 16](#)

The applicant, Brian Dere, requests approval of a Special Permit to allow a manufactured home as an interim use of property in accordance with Section 21.02.120 of the Zoning and Development Code.

Permit No. 2015-1 – Pursuant to Section 21.02.120 of the Grand Junction Municipal Code (Zoning and Development Code) for an Interim Use on Property Located at 675 ½ 24 ½ Road in Grand Junction, Colorado

*Action: Approve Special Permit No. 2015-1 to Temporarily Place a Single Manufactured Home on 4.88 +/- acres in a R-24 (Residential – 24 DU/Ac) Zone District*

Staff presentation: Scott D. Peterson, Senior Planner

17. **Purchase a Single Axle 4X2 Compressed Natural Gas (CNG) 5-yard Dump Body with Snow Removal Equipment and Purchase a Tandem Axle CNG 10-yard Dump Truck** [Attach 17](#)

The single axle 5 yard dump body with snow removal equipment is part of the resources needed to provide ongoing maintenance in the Streets and Stormwater Divisions and the tandem axle 10 yard dump truck is part of the resources needed to provide ongoing maintenance in the Water Services Division. These trucks are scheduled replacements for the Public Works Department and have been approved through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

*Action: Authorize the City Purchasing Division to Purchase a Single Axle CNG 5-yard Dump Body with Snow Removal Equipment for \$187,492 and a Tandem Axle CNG 10-yard Dump Truck for \$167,904 from Transwest and Kois Brothers Equipment*

Staff presentation: Jay Valentine, Internal Services Manager

18. **Non-Scheduled Citizens & Visitors**

19. **Other Business**

20. **Adjournment**



# Grand Junction

State of Colorado

## PROCLAMATION

- WHEREAS,** *the Alpine Bank Junior College World Series, also known as JUCO, comes to Grand Junction at this same time each year and is played at the beautiful Sam Suptizio Field at Lincoln Park; and*
- WHEREAS,** *the JUCO World Series, which Grand Junction has hosted for over fifty years, provides an opportunity for young baseball players across America to compete and demonstrate their outstanding athletic abilities, to develop lasting friendships, and to create life-long memories; and*
- WHEREAS,** *the ten teams that take part in this series, regardless of where they end up in the final standings, are all winners just by virtue of being here; and*
- WHEREAS,** *this year's tournament will be kicked off Friday night with a banquet and inspirational comments from Cory Hahn, with the first game getting underway at 9:00 a.m. Saturday morning; and*
- WHEREAS,** *the Grand Junction community looks forward to this every year as an opportunity to come together to support the players and their families by scheduling activities and gatherings specifically incorporating the JUCO games.*

**NOW, THEREFORE, I, Phyllis Norris,** *by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 22 through May 29, 2015 as*

### **"JUNIOR COLLEGE WORLD SERIES WEEK"**

*in the City of Grand Junction and encourage all JUCO fans, young and old, near and far, to commemorate this outstanding long-held tradition by taking part in some way.*

**IN WITNESS WHEREOF,** *I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 20<sup>th</sup> day of May, 2015.*



*Phyllis Norris*  
\_\_\_\_\_  
Mayor



**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING**

**May 6, 2015**

The City Council of the City of Grand Junction convened into regular session on the 6<sup>th</sup> day of May, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The Combined Law Enforcement Honor Guard led the Pledge of Allegiance, followed by a moment of silence.

**Presentation**

Recognition for the Grand Junction Fleet Division by the National Association of Fleet Administrators as One of the Most Advanced and Efficient Fleets in the Nation

Jay Valentine, Internal Services Manager, asked the Fleet Staff to join him. He then explained the award and the how the City came to be awarded the honor. He explained the changes and improvements that were made to the operations which include customer service and the addition of the bus operations. Mr. Valentine listed the criteria used to qualify for the award. The City was ranked 27 out of 100; the City of Sacramento was ranked 1<sup>st</sup>, but Grand Junction (GJ) placed above the City of Tempe, AZ and the only Colorado organization ranked above GJ was the City and County of Denver. The City had the first public CNG (compressed natural gas) fueling station on the Western Slope which led to the City building the first biogas fueling station in the nation. He presented City Council with a plaque and the Fleet Staff with a banner.

**Proclamations**

**National Travel and Tourism Week**

Brad Taylor, Visitor and Convention Bureau (VCB) Board Chair, and VCB Staff were present to receive the proclamation. Councilmember Chazen read the proclamation. Mr. Taylor introduced Barbara Bowman, VCB Manager, and two board members, Kate Graham and Susie Kiger. He noted the number of smiles that people have when they

come to Grand Junction and mentioned that western Colorado and, in particular GJ, is a gateway to public lands and a lot of attractions. Tourism is an economic driver that needs to be paid attention to. He thanked the Staff, the hundreds of Visitor Center volunteers, and the employees of all the attractions that help make GJ a true destination. The City and Town Managers of Fruita and Palisade also share the passion and vision for tourism and they wanted to thank the City and the Council for all their efforts to increase tourism. He thanked the Council for the proclamation.

### **Grand Junction Letter Carriers Stamp Out Hunger Day**

Michelle Robinson, Connie Dance, and Denise Kelso, Postal employees, were present to receive the proclamation. Councilmember Kennedy read the proclamation. Ms. Robinson described the food collection program, said how much food was collected last year, and reminded everyone this year's collection date is Saturday, May 9<sup>th</sup>. She urged everyone to participate and thanked the City Council.

### **Police Week**

Grand Junction Police Chief John Camper, Mesa County Sheriff Matt Lewis, Colorado State Patrol Major Barry Bratt, and Fruita Police Chief Judy Macy were present to receive the proclamation. Councilmember Taggart read the proclamation. Chief Camper, on behalf of law enforcement across the valley, thanked the City Council for recognizing Police Week. He noted police officer deaths have increased and detailed the January 2014 death of an officer from the Denver area. He listed a few of the events that will be held in honor of Police Week and urged everyone to show their support by wearing a blue ribbon; these will be provided at their events. He stated it has been a difficult year for law enforcement and thanked City Council for their support.

### **Kids to Parks Day**

Grand Junction Parks and Recreation Director Rob Schoeber was present to receive the proclamation. Councilmember Boeschenstein read the proclamation. Mr. Schoeber thanked the City Council for their support and noted the children of GJ have never had a better opportunity to enjoy parks now with the recent adoptions of Master Plans for two new parks and the installation of new playground equipment at Canyon View Park. He invited the community to the playground ribbon cutting ceremony at 6 p.m. on May 8<sup>th</sup>.

## **Emergency Medical Services Week**

Grand Junction Fire Chief Ken Watkins and Emergency Medical Services (EMS) Chief John Hall were present to receive the proclamation. Councilmember McArthur read the proclamation. Chief Watkins thanked the City Council and then personally recognized the Police Administrators for all they do for EMS and Firefighter personnel. He then introduced the EMS Chief, Training Officer Chris McCoy, and some of the most recent EMS Academy graduates. He thanked the City Council for their support of EMS services; he mentioned some of the most recent equipment purchases approved by Council and said there have been a lot of changes in health care which has affected how they recruit Staff. In 2014 they responded to over 10,000 EMS calls. He mentioned some of the activities that will be held in two weeks to celebrate EMS Week; one event will recognize the 11 “cardiac saves” in Mesa County in 2014.

## **Teen Substance Abuse Prevention Month**

Leigh Fitch, Neural Activity and Safe Teens America Communications Director, Macharnie Skalecki, Neural Activity Club President, and a group of Neural Activity Club members were present to receive the proclamation. Councilmember Traylor Smith read the proclamation. Ms. Skalecki, on behalf of the members, thanked the City Council for recognizing them. She said these teens believe there is a teen drug problem in the Valley; therefore they are reviving Sober Grad, a drug and alcohol free party to celebrate the end of the school year. She invited everyone to attend or donate to the cause.

## **Appointments**

### **Commission on Arts and Culture**

Councilmember Chazen moved to re-appoint Jennifer Hancock and appoint Gary Ambrosier, Elizabeth Brodak, and Betsey Dick for three-year terms expiring February 2018 and appoint Mary Olkowski for a term expiring February 2017, all to the Commission on Arts and Culture. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

### **Urban Trails Committee**

Councilmember McArthur moved to appoint David Lehmann and Max Schmidt to the Urban Trails Committee for three-year terms expiring June 2018. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

## **Grand Junction Regional Airport Authority**

Councilmember Traylor Smith moved to reappoint David Murray to the Grand Junction Regional Airport Authority for a four-year term expiring May 2019. Councilmember Taggart seconded the motion. The motion carried by roll call vote.

## **Election of Mayor and Mayor Pro Tem / Administer Oaths of Office**

Councilmember Boeschstein nominated Phyllis Norris for Mayor. Councilmember Kennedy seconded.

Councilmember McArthur nominated Martin Chazen for Mayor. Councilmember Chazen seconded.

Councilmember Traylor Smith moved to cease nominations. Councilmember Chazen seconded. Motion carried by roll call vote.

The vote was called and Phyllis Norris was selected as Mayor by a vote of five to two with Councilmembers Chazen and McArthur voting for Councilmember Chazen.

Councilmember Traylor Smith nominated Martin Chazen as Mayor Pro Tem. Councilmember Chazen seconded.

Councilmember Kennedy nominated Bennett Boeschstein as Mayor Pro Tem. Council President Norris seconded.

Councilmember McArthur moved to cease nominations. Councilmember Chazen seconded. Motion carried by roll call vote.

The vote was called and Martin Chazen was selected as Mayor Pro Tem by a vote of four to three with Councilmembers Boeschstein and Kennedy, and Council President Norris voting for Councilmember Boeschstein.

City Clerk Stephanie Tuin administered the oaths of office to the Mayor and Mayor Pro Tem. Mayor Norris continued presiding over the meeting and the meeting continued.

## **Citizens Comments**

Bruce Lohmiller, 337 Colorado Avenue, #22, spoke to Council regarding Baltimore, MD and stated that he had spoken to City Council about night patrols and doing something about Whitman Park. On Channel 5 he saw something interesting on Ebola. He then commented there are still issues regarding polygraphs and he had spoken with City Attorney John Shaver and his minister.

Joe Hatfield, 407 North 7<sup>th</sup> Street, addressed the City Council regarding the current sign codes; he feels they are inadequate. Large, colored flashing signs are going up all over town and the current Code does not regulate them. He showed a video of one of these types of signs as seen from North 7<sup>th</sup> Street. He said they are a nuisance and it alters the neighborhood aesthetics. He is not suggesting prohibiting all digital signs, just having reasonable regulations enacted regarding animation, hours of operation, and brightness. He read from the Mesa County Land Development Code. The sign demonstrated turns off at 10 p.m.

### **Council Comments**

Councilmember McArthur said he attended Grand Valley Catholic Outreach's opening celebration for St. Martin Place, Phase II; he was impressed. On April 25<sup>th</sup> he volunteered at the Soup Kitchen and encouraged everyone to do that. He went to the Western Colorado Latino Chamber of Commerce luncheon that celebrated small businesses; the Colorado Small Business Association's District Director was present and outlined a number of loan programs. Councilmember McArthur distributed the information to the rest of Council. On May 2<sup>nd</sup> he went to the Cinco de Mayo celebration. He also attended the Associated Members for Growth and Development meeting with Deputy City Manager Tim Moore; they discussed the Comprehensive Plan and good ideas were brought up and folks were generally supportive.

Councilmember Boeschstein said he, along with Council President Norris and Councilmember Traylor Smith, went to the Business Incubator Center's meeting and the Riverview Technology Park Committee meeting. Other meetings he attended were the Grand Junction Regional Airport Authority Board meetings on April 21<sup>st</sup> and May 5<sup>th</sup>, the Biogas Facility Inauguration and the Commission on Arts and Culture meeting on April 22<sup>nd</sup>, the Regional Transportation Planning meeting on April 27<sup>th</sup>, and the Museum of Western Colorado Board meeting on April 28<sup>th</sup>.

Councilmember Chazen attended the Downtown Development Authority (DDA) / Downtown Grand Junction Business District (DGJBID) meeting on April 23<sup>rd</sup>; they discussed a reorganization plan that would separate the duties of both entities' Directors, creating two positions and allowing each to focus on their organization. They also talked about the two RFP's (request for proposal) regarding White Hall. He thanked the City's Human Resources Director Claudia Hazelhurst for her help with the recruitment of the DDA and DGJBID Director positions, Deputy City Manager Tim Moore for his interim help at the DDA, and the VCB for their help with BID issues. Councilmember Chazen mentioned there are two openings on the DDA board and the deadline to submit an application is May 15<sup>th</sup>. On April 24<sup>th</sup> he went to the 6<sup>th</sup> Annual Student Showcase at Colorado Mesa University; there was a lot of excitement and great projects. He offered

testimony on April 29<sup>th</sup> for the Colorado Tax-Friendly Zone Act which will attempt to bring high tech companies to rural Colorado and provide mutual support for area universities; the bill passed and is now on the Governor's desk. On May 1<sup>st</sup> he attended the Forestry Board meeting where they discussed disciplinary procedures for those that violate the Tree Code. The Associated Governments of Northwest Colorado (AGNC) is going to host Governor Hickenlooper on May 12<sup>th</sup>; he will be here to discuss issues from the six county region covered by AGNC.

Councilmember Kennedy attended the swearing in ceremony on May 6<sup>th</sup>; he is honored and humbled to be able to serve and thanked the two outgoing members for their dedication and support; they have big shoes to fill. Councilmember Kennedy also thanked City Manager Rich Englehart, City Attorney John Shaver, and Staff for their help with the transition. He is looking forward to working with Council to drive economic change. On May 11<sup>th</sup> he will speak to the Chatfield Elementary School about the importance of staying in school and pursuing a college education.

Councilmember Traylor Smith attended the Biogas Facility Inauguration; it was quite an event for Grand Junction, a leader in the west and the nation in the area of CNG (compressed natural gas), to celebrate this interesting and great project; a representative from the Department of Energy also attended. She commended City employees for their ingenuity and hoped they continue to propose and work toward great projects like this. She also attended the Grand Junction Housing Authority meeting; the meeting was moved to a Wednesday so the application to the Colorado Finance Housing Authority for the Senior Housing project could be approved; they are hoping for a positive result. Councilmember Traylor Smith then read the City Council Board appointments (attached).

Councilmember Taggart said he is thrilled and honored to be a part of City Council. On May 5<sup>th</sup> he went to the State of Colorado POST (Peace Officer Standards and Training) Academy graduation and listened to Police Chief John Camper who gave the keynote address.

The Council took a recess at 8:12 p.m.

The meeting reconvened at 8:20 p.m.

### **Consent Agenda**

Councilmember Kennedy read Consent Calendar items #1 through #5 and then moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

#### **1. Minutes of Previous Meetings**

*Action: Approve the Summary of the April 13, 2015 Workshop and the Minutes of the April 15, 2015 Regular Meeting*

2. **Setting a Hearing on Corner Square Outline Development Plan Amendment, Located at Patterson Road and North 1<sup>st</sup> Street**

F & P Development LLC is requesting approval of an amendment to the Outline Development Plan for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential - 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

Proposed Ordinance Amending the Corner Square Outline Development Plan to Change the Default Zone of Pod G from R-12 (Residential 12 Du/Ac) to B-1 (Neighborhood Business) and Modify the Phasing Schedule, Located at North 1<sup>st</sup> Street and Patterson Road

*Action: Introduce Proposed Ordinance and Set a Public Hearing for May 20, 2015*

3. **Purchase of One Bucket Truck for the Transportation Engineering Division**

This request is for the purchase of a scheduled equipment replacement of a bucket truck for the Transportation Engineering Division.

*Action: Authorize the City Purchasing Division to Purchase a Bucket Truck from O.J. Watson Company in the Amount of \$151,484*

4. **Purchase a Crack Sealing Machine for Street Maintenance**

This request is for the approval for the award of a 2015 Craftco Super Shot 250D to replace existing equipment which is past its useful life. This machine will be used for the annual crack fill program.

*Action: Authorize the Purchasing Division to Purchase from Denver Industrial Sales and Service a 2015 Craftco Super Shot 250D for the Amount of \$50,637*

5. **Replacement of Three Fairway Mowers for the Golf Division**

Replace one fairway mower at Lincoln Park Golf Course and two fairway mowers at Tiara Rado Golf Course. Potestio Brothers was the low bidder and it is requested that it be accepted.

*Action: Approve the Replacement of Three Fairway Mowers, from Potestio Brothers in the Total Amount of \$121,424.91*



## ITEMS FOR INDIVIDUAL CONSIDERATION

### **Public Hearing – Bookends Annexation and Zoning, Located at 2395 Monument Road**

A request to annex 49.661 acres, located at 2395 Monument Road. The Bookends Annexation consists of three parcels and 1.2 acres of public right-of-way.

A request to amend the Comprehensive Plan Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

The public hearing was opened at 8:22 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The request is being made by the City of Grand Junction. The annexation area consists of 49.661 acres of land and is comprised of three parcels and 1.200 acres of public right-of-way. The property is bisected by Monument Road. The property was acquired by Mesa Land Trust (MLT) with funding from Great Outdoors Colorado (GOCO), the City, and private donations. The City then took over ownership.

Mr. Rusche reviewed the current Future Land Use Designation on the property, and the request which includes a change to the Comprehensive Plan designation. The Planning Commission has recommended approval. The request meets the criteria in the Grand Junction Municipal Code and meets the goals and policies of the Comprehensive Plan.

Councilmember Boeschstein asked if MLT submitted a Park Development Plan for this area. Mr. Rusche said MLT and the City are currently working on a plan.

Councilmember McArthur referred to the section north of Monument Road and asked what that area will be used for. Mr. Rusche said the City acquired all three parcels as a collective and there is no use specified for that section; the request is to rezone this section with the rest of the area to CSR. Councilmember McArthur noted it is contiguous with existing park land.

Jeffrey Fleming, 2419 Hidden Valley Drive, wanted to address Council regarding the request to modify the Comprehensive Plan. This land was previously designated for a residential development of about 200 homes. If approved, this request will remove about 48 acres of land that could be used for residential development and will force those desirous of living in the Redlands to live further out, creating negative impacts such as more pollution and greater urban sprawl. Another concern in setting aside land for parks is that there isn't enough money to develop parks. In the City, whenever a

developer builds a subdivision, the developer is required to dedicate parks or open spaces, and many times property owners deed land to the City specifically for parks. He supports this property becoming a park but encouraged the Council to look at other lands designated for parks and identify those that will work as a park. Those not needed could be sold and the proceeds used to develop the other parks.

There were no other public comments.

The public hearing was closed at 8:32 p.m.

Council President Norris commented that this will be a park for biking and hiking and connects to federal, state, and county lands. She supports this request because it addresses a different clientele than other parks. She thanked Mr. Fleming for his comments.

Councilmember Boeschstein commented that this will not be a highly developed park and will protect the corridor of Monument Road. He would like to see what is proposed in the Park Development Plan. He will vote in support of the request.

Councilmember Kennedy is familiar with this section and had wondered how this area could be developed to strengthen the trail system; this is the next step and he will support it.

Councilmember McArthur said it is a valid point for the City to evaluate its park inventory and its ability to utilize them.

Resolution No. 23-15 — A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Bookends Annexation, Located at 2395 Monument Road, is Eligible for Annexation

Ordinance No. 4658 — An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookends Annexation, Approximately 49.661 Acres Including 1.200 Acres of Public Right-of-Way, Located at 2395 Monument Road

Ordinance No. 4659 — An Ordinance Amending the Comprehensive Plan Future Land Use Designation to Park and Zoning the Bookends Annexation to CSR (Community Services and Recreation), Located at 2395 Monument Road

Councilmember McArthur moved to adopt Resolution No. 23-15 and Ordinance Nos. 4658 and 4659 on final passage and ordered them published in pamphlet form. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

**Public Hearing – Grand Avenue Enclave Annexation, Located along Grand Avenue between North 23rd Street and 28 Road**

A request to annex 0.984 acres of enclaved Grand Avenue Right-of-Way. The Grand Avenue Enclave Annexation consists only of public right-of-way.

The public hearing was opened at 8:37 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The City Surveyor discovered this part of the right-of-way had not been annexed when the East Grand Avenue annexation was done. It is surrounded by City limits and the City has been maintaining the right-of-way. The request is being made by the City of Grand Junction. The annexation area consists of 0.984 acres of land, all of which lies within the Grand Avenue right-of-way.

Councilmember Traylor Smith clarified that this is just a formality.

There were no public comments.

The public hearing was closed at 8:38 p.m.

Ordinance No. 4660 — An Ordinance Annexing Territory to the City of Grand Junction, Colorado Grand Avenue Enclave Annexation Approximately 0.984 Acres of Public Right-of-Way for Grand Avenue, Located Between North 23<sup>rd</sup> Street and 28 Road

Councilmember Chazen moved to adopt Ordinance No. 4660 on final passage and ordered it published in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

**Public Hearing – Skunk Hollow Annexation, Located along 26 Road between Kelley Drive and H Road**

A request to annex 0.760 acres of 26 Road Right-of-Way. The Skunk Hollow Annexation consists only of public right-of-way.

The public hearing was opened at 8:39 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. This is another right-of-way annexation which lies north of I-70 between Kelley Drive and H Road on the east half of 26 Road; all of the property to the west is in unincorporated Mesa County. This property lies within the Persigo 201 Sewer Service boundary and per the Persigo Agreement, Mesa County consents to the City annexing any road or right-of-way within the Persigo boundaries. The County found and pointed out this right-of-way was not within City limits; it had created an access issue for a property owner along the road. The request is being made by the City of

Grand Junction. The annexation area consists of 0.760 acres of land, all of which lies within the 26 Road right-of-way.

Councilmember Chazen asked if the only thing that qualified this for annexation was that it lies within the Persigo boundaries. Mr. Rusche said the impetus was brought forward by a citizen. The City routinely annexes rights-of-way; he deferred legal questions to the City Attorney. City Attorney John Shaver said this is a housekeeping item for jurisdictional purposes.

Councilmember McArthur asked what property is being developed. Mr. Rusche pointed out where a new lot is being proposed. Councilmember McArthur asked what the current condition of the road is. Mr. Rusche said it is an asphalt road and reiterated that this is a jurisdictional question to help the property owner. Councilmember McArthur asked if any road improvements are planned due to the proposed development of this subdivision. Mr. Rusche said this is a major corridor, but it will not require any physical improvements as a result of a simple subdivision; this will only be the addition of one lot. Aside from construction of the driveway, only fire hydrants were required. Council-member McArthur asked if the Comprehensive Plan (CP) allows for future development. Mr. Rusche showed the CP map and explained this property has a fairly low density, but does allow for future development; right now just one lot is being requested. Council-member McArthur asked if the CP allows for higher road use. Mr. Rusche said it could allow half acre lots, but this property doesn't lend itself to that and the property owner is only interested in separating this one lot.

Councilmember Chazen asked if the property shown on the west side of the Future Land Use Map is within City limits. Mr. Rusche said this map does not show jurisdiction, but the property to the west is in unincorporated Mesa County.

There were no public comments.

The public hearing was closed at 8:47 p.m.

Resolution No. 24-15 — A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Skunk Hollow Annexation Approximately 0.760 Acres of Public Right-of-Way for 26 Road, Located North of Kelley Drive and South of H Road, is Eligible for Annexation

Ordinance No. 4661 — A Ordinance Annexing Territory to the City of Grand Junction, Colorado, Skunk Hollow Annexation, Approximately 0.760 Acres of Public Right-of-Way for 26 Road, Located North of Kelley Drive and South of H Road

Councilmember Traylor Smith moved to adopt Resolution No. 24-15 and Ordinance No. 4661 on final passage and ordered it published in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

### **Change Order for the 2015 Asphalt Overlay Project**

The City has contracted with United Companies for the 2015 Street Overlay. This request is for the utilization of street maintenance funding to repair D Road between 29 Road and 30 Road.

Greg Lanning, Public Works Director, presented this item. Patterson Road was identified for this year's paving project as the current pavement index is 56 and is in need of overlay. However, since Xcel Energy is in the process of testing and repairing a major gas line on Patterson Road, it was decided to repave D Road instead. Also, because of the work Xcel is doing, it is possible they will be replacing about half of the road making it less costly for the City to repave Patterson Road next year. The section of D Road identified for this change order is between 29 and 30 Roads. Mr. Lanning described the condition of D Road and the reason for choosing it as the replacement project which will also include some curb, gutter, and sidewalk installations. He explained the amounts of the change order. The County is participating in the project and providing some funding.

Councilmember Kennedy commended Mr. Lanning for the change and then asked if there would be a lost opportunity to improve infrastructure along D Road by only repaving this section. Mr. Lanning said the repaving will take care of the road condition; a construction project would include more concrete work, but the portions along the undeveloped areas will be constructed as they are developed. Councilmember Kennedy asked if the businesses and residents of the area will be affected. Mr. Lanning said they will only be affected during construction.

Councilmember Chazen noted that if this change order is approved, the City will need to cover an additional \$169,300. He then asked if approval of this change order will delay or cancel another project. Mr. Lanning said it will; it was planned to spend \$169,000 on other paving techniques. One such project was to micro surface portions of Elm Street; it is hoped to add this to next year's budget. Councilmember Chazen asked if Xcel Energy needs to replace the gas pipe, will the City be reimbursed for the road damage. Mr. Lanning said they will replace those lanes to City standards. Councilmember Chazen then asked if they will be able to coordinate the City's repaving of Patterson Road with Xcel's repairs. Mr. Lanning said the preliminary estimates show Xcel would replace half of the road, thereby reducing the City's cost by about half.

Councilmember Boeschstein asked what other underground utilities are in D Road and which ones will need to be installed before it is repaved. Mr. Lanning said the main reason D Road is in poor condition is due to utility cuts in the surface, so there has

already been a lot of activity. He is not aware of any other utilities that need to be replaced. Staff routinely looks at this information before a street goes on the overlay list. Councilmember Boeschstein asked if this information goes to the Utilities Coordinating Committee. Mr. Lanning said it does. Councilmember Boeschstein asked how much of the road being repaved is in the City and how much is in the County. Mr. Lanning said he does not have the exact figure, but the \$200,000 the County is contributing to the project is proportionate to the amount of County road that will be repaved.

Councilmember Traylor Smith said in the Fall 2013, testing was done using different techniques and products; she asked what the results were. Mr. Lanning said past projects have included new and innovative techniques and took into consideration the price of oil; in the summer they will discuss new options. One substance tested, Reclamite, did not work well. Although it may still have a purpose, for these projects the chip seals work better and can be done in-house.

Councilmember Taggart asked if some of the problems on D Road were caused by the installation and/or repair of utilities; he then asked if there is a standard in place with the utility companies so the City will not be liable for damage caused by utility installation. Mr. Lanning said there is a standard but it could be bolstered.

Councilmember Kennedy moved to authorize the City Manager to enter into an agreement to amend the contract by change order with Oldcastle SW Group, Inc., dba United Companies in the amount of \$702,229. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

### **Purchase of One CNG Knuckle Boom Delivery Truck for the Solid Waste Division**

This purchase is for the replacement of one unit that is at the end of its useful life as determined by a life cycle cost analysis and approved by Fleet services and the Vehicle Replacement Committee. The vehicle being replaced is 21 years old. The additional cost for the CNG (compressed natural gas) engine will be covered through grant funding.

Jay Valentine, Internal Services Manager, explained the request, noting the truck is a replacement for the fleet. The truck is used to deliver and pick up commercial solid waste containers utilizing a type of crane mounted on the back; it does not get a lot of miles. The unique thing about this truck is that it will be the City's first CNG purchase using Department of Local Affairs (DOLA) grant funds to cover the incremental cost of the CNG option; without it, the cost of the CNG option would take over 25 years to pay back which is not a good option. The City would also like to use grant funds to purchase other CNG vehicles that, like this truck, wouldn't necessarily have a fuel payback. DOLA is promoting the availability of these grant funds which could be a catalyst for the City to get more CNG vehicles and decrease future incremental costs.

Councilmember Traylor Smith asked what number is being used to determine the payback. Mr. Valentine said they are using \$1.50 per gallon for CNG fuel and comparing that to the current market price of diesel. Councilmember Traylor Smith asked if the price of CNG will change after the biogas project has been paid off. Mr. Valentine said it will go down. Councilmember Traylor Smith asked if the price decrease was included in this calculation. Mr. Valentine said it was not.

Councilmember Chazen asked how much the DOLA grant was. Mr. Valentine said the grant was \$352,000; they would like use it to help replace ten vehicles.

Councilmember Kennedy asked if the truck to be replaced had a lot of major components replaced. Mr. Valentine said he does not have the specific maintenance history but does not think it had as much maintenance as one might think due to its age. Vehicle service records are reviewed to determine the replacement schedule.

Councilmember McArthur asked if there are public pumps at the biogas fueling station. Mr. Valentine said there are. Councilmember McArthur then asked if Persigo is able to supply gas for the public side too. Mr. Valentine said, in theory, the fueling station will not be able to provide enough gas for the public; currently Xcel Energy supplements the City's additional gas needs.

Councilmember Chazen asked what the cost of the Xcel Energy gas is. Mr. Valentine said the cost of Xcel's biogas and CNG averaged \$1.11 per gallon in 2014.

Councilmember Traylor Smith moved to authorize the City Purchasing Division to award a contract to purchase one CNG Knuckle Boom Truck from Transwest Truck in the amount of \$169,156. Councilmember Kennedy seconded. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

There was none.

### **Adjournment**

The meeting was adjourned at 9:16 p.m.

Stephanie Tuin, MMC  
City Clerk

### **CITY COUNCIL FORMAL ASSIGNMENTS**

Individual Members are assigned for each of the following:

<b>Board/Organization</b>	<b>Meeting Day/Time/Place</b>	<b>2015 Assignments</b>
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 a.m. different municipalities	Martin Chazen
Downtown Development Authority/Downtown BID	2 <sup>nd</sup> and 4 <sup>th</sup> Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly	Martin Chazen
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 11:30 am @ Linden Pointe Community Room	Barbara Traylor Smith
Grand Junction Regional Airport Authority	Usually 3 <sup>rd</sup> Tuesday @ 5:15 pm @ Airport Terminal Building (workshops held the 1 <sup>st</sup> Tuesday when needed)	Rick Taggart
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 <sup>st</sup> Tuesday @ noon @ various locations	Barbara Traylor Smith Alternate – Phyllis Norris
Parks & Recreation Advisory Committee	1 <sup>st</sup> Thursday @ noon @ various locations (usually at Parks Administration Offices)	Chris Kennedy
Riverfront Commission	3 <sup>rd</sup> Tuesday of each month at 5:30 p.m. in Training Room A, Old Courthouse	Bennett Boeschenstein
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Bennett Boeschenstein
Grand Valley Regional Transportation Committee (GVRTC)	4 <sup>th</sup> Monday @ 3:00 pm @ GVT Offices, 525 S. 6 <sup>th</sup> St., 2 <sup>nd</sup> Floor	Phyllis Norris
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 <sup>th</sup> Street	Barbara Traylor Smith
Colorado Water Congress	Meets 3-4 times a year in Denver	Duncan McArthur
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	City Manager and open to any and all
5-2-1 Drainage Authority	Meets quarterly, generally the 4 <sup>th</sup> Wednesday of month at 3:00 p.m. in Old Courthouse in Training Rm B	Duncan McArthur
Club 20	The board of directors meet at least annually. The time and place for board meetings are determined by the Executive Committee.	Rick Taggart
Orchard Mesa Pool Board	Meets on the first Friday of each month at 8:00 A.M. at a designated location.	Duncan McArthur



<b>Ad Hoc Committees</b>	<b>Date/Time</b>	<b>2015 Council Representative</b>
Avalon Theatre Committee	TBD	Chris Kennedy
Council Agenda Setting Meeting	Wednesday before next City Council Meeting in the a.m.	Mayor Pro Tem
Las Colonias Committee	TBD	Bennett Boeschenstein
Matchett Park Committee	TBD	Chris Kennedy
Mesa County Fire Study	TBD	Phyllis Norris
Quarterly Budget Reviews	Quarterly - TBD	Rick Taggart and Chris Kennedy
Homeless/Vagrancy Committee	TBD	Duncan McArthur, Bennett Boeschenstein, Marty Chazen



Date: [April 27, 2015](#)  
 Author: [Brian Rusche](#)  
 Title/Phone Ext:  
[Senior Planner/4058](#)  
 Proposed Schedule: [1<sup>st</sup> Reading:](#)  
[Wednesday, May 20, 2015](#)  
 2<sup>nd</sup> Reading:  
[Wednesday, June 3, 2015](#)  
 File #: [RZN-2015-152](#)

**Attach 2**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Setting a Hearing on Rezoning Property Located at 1020 Grand Avenue
<b>Action Requested/Recommendation:</b> Introduce a Proposed Zoning Ordinance and Set a Public Hearing for June 3, 2015
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:**

A request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 DU/Ac) to an R-O (Residential Office) zone district.

**Background, Analysis and Options:**

The property consists of two structures. The older structure, built in 1947, was originally a church, with a subsequent addition in the late 1950s or early 1960s. The other structure, built in 1974, has also been used as a church. The current tenant of the property is a funeral home, which uses the newer structure for memorial services only. This use is consistent with the building’s previous use as a church, but a full-service funeral home necessitates a rezone to R-O. The older structure could be utilized for office space, but that would necessitate a rezone to R-O as well.

Prior to the Growth Plan of 1996, the Grand Avenue Corridor Guideline indicated that low-volume office conversions may be appropriate in the 1000 block if the residential character is retained. As of 2010, this block has been designated as Residential Medium with the adoption of the Comprehensive Plan. This future land use designation includes an option for R-O (Residential Office) zoning.

The property, along with other properties already zoned R-O on Grand Avenue, is within in the Greater Downtown – Transitional Overlay, adopted in 2013. Standards for new development or substantial redevelopment (defined in GJMC Section 24.12.150) within this area are similar to standards for development in the R-O zone district.

The purpose of the R-O (Residential Office) zone district is “To provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to

a residential environment” (GJMC Section 21.03.070.a.1). Accessory sales of products associated with services oriented businesses, such as shampoo at a salon, are acceptable but primary retail uses, such as a drug store, are not permitted. New construction, including additions and rehabilitations, in the R-O district must be designed with residential architectural elements and shall be consistent with existing buildings along the street. “Consistent” means operational, site design and layout, and architectural considerations (outlined in GJMC Section 21.03.070(a)(3)).

### **Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on April 8, 2015.

### **How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The proposed rezone is adjacent to existing residential/office uses along the Grand Avenue corridor.

**Goal 6:** Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property consists of two structures, which have primarily been used as religious assembly. The current use of the property is as a funeral home, offering memorial services only. This use can continue until such time as the applicant is ready to move forward with an expansion of the use or a reuse of either structure or portions thereof which are consistent with the requested zoning.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The rezone of the property will allow for continued and potentially expanded use of the facility as a funeral home, as well as a variety of other uses that provide services to citizens and the general public.

The Comprehensive Plan Future Land Use designation of the property is Residential Medium (4-8 du/ac). The proposed zoning of R-O (Residential Office) will implement this land use designation and is consistent with the Comprehensive Plan.

### **How this item relates to the Economic Development Plan:**

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the

Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

**Board or Committee Recommendation:**

The Planning Commission forwards a recommendation of approval from their regular meeting of May 12, 2015. *To be reviewed and modified if necessary after the May 12<sup>th</sup> meeting.*

**Financial Impact/Budget:**

No direct financial impact on the City budget for this item.

**Legal issues:** The City Attorney's office has reviewed the request and did not have any concerns.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This has not been previously discussed.

**Attachments:**

1. Background information
2. Staff report
3. Site Location Map
4. Aerial Photo
5. Comprehensive Plan - Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Neighborhood Meeting summary
9. Ordinance

<b>BACKGROUND INFORMATION</b>					
<b>Location:</b>		1020 Grand Avenue			
<b>Applicant:</b>		Joseph L. Sprague Ted Ciavonne, Representative			
<b>Existing Land Use:</b>		Funeral Home (memorial services only)			
<b>Proposed Land Use:</b>		Funeral Home and Professional Services			
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family Residential			
	<b>South</b>	Single-family and Two-family Residential Medical Office			
	<b>East</b>	Multi-Family Residential			
	<b>West</b>	Office			
<b>Existing Zoning:</b>		R-8 (Residential 8 du/ac)			
<b>Proposed Zoning:</b>		R-O (Residential Office)			
<b>Surrounding Zoning:</b>	<b>North</b>	R-8 (Residential 8 du/ac)			
	<b>South</b>	R-8 (Residential 8 du/ac) PD (Planned Development)			
	<b>East</b>	R-8 (Residential 8 du/ac)			
	<b>West</b>	R-O (Residential Office)			
<b>Future Land Use Designation:</b>		Residential Medium (RM)			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

**Sections 21.02.140 of the Grand Junction Zoning and Development Code:**

Rezone requests must meet at least one of the following criteria for approval:

*(1) Subsequent events have invalidated the original premise and findings;*

The Comprehensive Plan, adopted in 2010, designated the Future Land Use of the property as Residential Medium. Goal 3 of the Comprehensive Plan includes policies calling for the creation of opportunities to reduce trips and provide services throughout the community.

The R-O (Residential Office) zone district is an option within the Residential Medium designation. The purpose of the R-O zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods.

The applicant is requesting the R-O zoning to allow for the use of the property as a funeral home and professional services.

This criterion has been met.

*(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;*

The property consists of two structures. The older structure, built in 1947, was originally a church, with a subsequent addition in the late 1950s or early 1960s. The other structure, built in 1974, has also been used as a church. The current tenant of the property is a funeral home, which uses the newer structure for memorial services only. This use is consistent with the building's previous use as a church, but a full-service funeral home necessitates a rezone to R-O.

Prior to the Growth Plan of 1996, the Grand Avenue Corridor Guideline indicated that low-volume office conversions may be appropriate in the 1000 block if the residential character is retained. As of 2010, this block has been designated as Residential Medium with the adoption of the Comprehensive Plan, which includes an option for R-O (Residential Office) zoning.

A majority of the properties from 7<sup>th</sup> Street east to 10<sup>th</sup> Street have already been converted to office or personal service uses, including Strive (located in a former hospital) and various attorneys and non-profits, realtors and salons.

This criterion has been met.

*(3) Public and community facilities are adequate to serve the type and scope of land use proposed;*

There are public utilities already connected to both buildings, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility).

The alley behind the properties was rebuilt in 1998 as part of an Alley Improvement District. Grand Valley Transit provides bus service along Grand Avenue, with a stop in both directions in the 900 block.

Services including medical offices, legal professionals, and hair salons, along with churches and schools, are within one-quarter mile walking distance of the subject parcel. Colorado Mesa University (CMU) is one-half (1/2) mile due north and Lincoln Park is five blocks away.

This criterion has been met.

*(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;*

All of the properties on the north side of Grand Avenue between 7<sup>th</sup> and 10<sup>th</sup> Street are zoned R-O. The R-O Zone is a unique zone which allows professional offices and multifamily residential to join with single family residential uses and others, such as churches, that may be found in a residential zone. Examples of these uses can be found within walking distance of the subject property.

As of April 22, 2015 there was a total of 97 acres of R-O zoned property within the City, most of which is already developed.

The property, along with other properties already zoned R-O on Grand Avenue, is within in the Greater Downtown – Transitional Overlay, adopted in 2013. The nature of the R-O zone district is to provide a range of uses that function as a transition between single-family residential neighborhoods and more intensive uses, so it is implemented as needed in appropriate transition areas.

This criterion has been met.

*(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The R-O Zone is a unique zone which allows professional offices, personal services, and multifamily residential to join with single family residential uses and other uses, such as churches, that may be found in a residential zone. Accessory sales of products associated with services oriented businesses, such as shampoo at a salon, are acceptable but primary retail uses, such as a drug store, are not permitted. The R-O zone would not, therefore, compete with commercial areas such as downtown and North Avenue.

The proposed R-O zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier.

This criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property:

- a. R-4 (Residential - 4 du/ac)
- b. R-5 (Residential - 5 du/ac)
- c. R-8 (Residential - 8 du/ac)
- d. R-12 (Residential - 12 du/ac)

The R-4 through R-12 zones are inconsistent with the applicant's request, since the existing tenant is a funeral home, which is not a use by right in any of these zones.

The purpose of the R-O zone is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

It is my professional opinion that rezoning the property will achieve not only the goals of the Comprehensive Plan but also provide an opportunity for suitable uses compatible with the adjacent neighborhood.

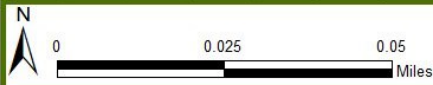
#### **PLANNING COMMISSION RECOMMENDATION:**

After reviewing the 1020 Grand Rezone, RZN-2015-152, a request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district, the Planning Commission made the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.



# SITE LOCATION MAP

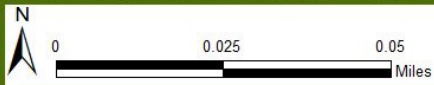


Printed: 4/20/2015

1 inch = 90 feet



# AERIAL PHOTO



Printed: 4/20/2015

1 inch = 90 feet



# FUTURE LAND USE MAP



0 0.025 0.05  
Miles

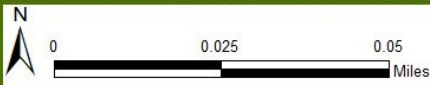
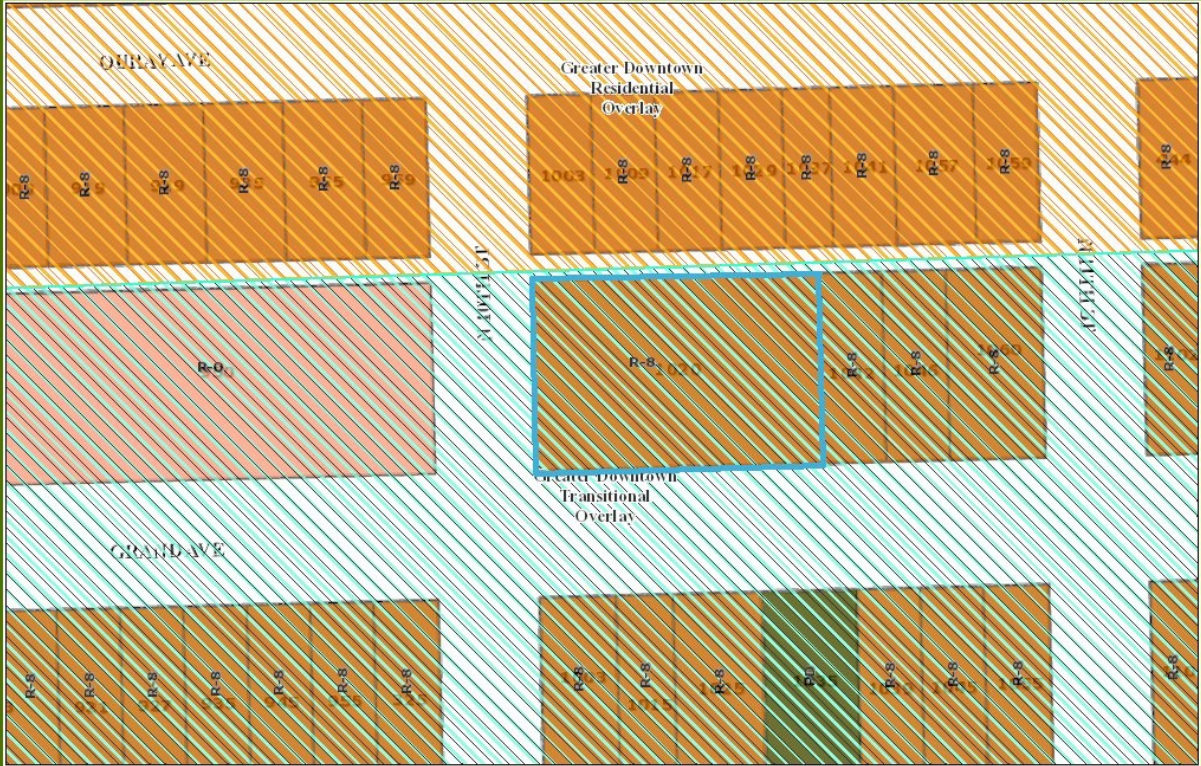
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1 inch = 90 feet



COCLASSIC INFORMATION SYSTEM

# EXISTING ZONING



Printed: 4/20/2015

1 inch = 90 feet



**1020 Grand Avenue  
Rezone  
April 10, 2015  
General Project Report**

**Project Overview**

Owner of the subject property is Joseph L. Sprague. The owner is proposing a Rezone of a 0.778 acre parcel located at 1020 Grand Avenue in the City of Grand Junction from an R-8 to an R-O Zone to redevelop the properties from residential 5.5-8 units/acre to residential business. The name of this project is 1020 Grand Avenue.

**A. Project Description**

Location and Site Features

- The parcel exists with a chapel & funeral home that is accessed from either Grand Avenue or N. 10<sup>th</sup> Street. To the east and south of the chapel and funeral home is a parking lot, which comprises about half of the parcel.
- Access is unchanged and will continue to be from both Grand Avenue and N. 10<sup>th</sup> Street.
- Surrounding land use is single family homes to the north (zone R-8), Mesa Developmental Services to the west (zone R-O); single family homes to the south (R-8); and single family homes to the east (zoned R-8).
- The site is on the edge of the Greater Downtown Transitional Overlay. The surrounding land use is under the Greater Downtown Residential Overlay.
- Topography of the parcels gently slopes southwest from the southeast corner of the site, with approximately 1-2 feet of grade variation.
- The parcel is currently zoned R-8 (5.5-8 DU/Acre). Within the Future Land Use Plan it is identified as being Residential Medium (4-8 DU/Acre).
- The proposed plan is to rezone the existing R-8 zoning to an R-O Zone.

**B. Public Benefit:**

- There will be no change to the city services as there will be no additional development.
- The current use, funeral home, is a non-complying use in an R-8 zone. However, it is an allowed use in an R-O zone.
- It is adjacent to R-O zoning to the west and therefore the rezone is supported by adjacency.

**C. Neighborhood Meeting**

A Neighborhood Meeting was held on April 8th, 2015 for the rezone of 1020 Grand Avenue. 115 notices were sent out and only five neighbors attended. At this meeting we explained the intentions of pursuing the R-O Zone District.

**D. Project Compliance, Compatibility, and Impact**

**1. Adopted Plans and/or Policies**

The Future Land Use Plan.

R-O zone adjacency

**2. Surrounding Land Use**

The land surrounding the subject parcel has historically been single family residences, but few have gradually converted to R-O. To the south are single family residences zoned R-8; to the west is Mesa Developmental Services in an R-O zone; to the north are single family residences zoned R-5; adjacent to the east boundary is single family residences zoned R-8.

**3. Site Access and Traffic**

Although not a Rezone criteria, access to 1020 Grand Avenue will continue to be from the west from Nth 10<sup>th</sup> Street, and from the south from Grand Avenue.

**4 & 5. Availability of Utilities and Unusual Demands**

Sanitary Sewer: There is an existing 18" combined sanitary sewer line in Grand Avenue. There is also an existing 8" sanitary sewer line down the center of the alley north of the property.

Storm Sewer: There is an existing 15" storm sewer line in Grand Avenue, with a catch basin on the northeast and southeast corner of Grand Avenue and Nth 10<sup>th</sup> Street.

Water: Is provided by the City of Grand Junction.

**6. Effects On Public Facilities**

There will be no unusual impacts on the fire department and police department.

There will be no impacts to the public school system.

**7. Site Soils**

No unusual or unexpected soil issues are present at the proposed site.

**8. Site Geology and Geologic Hazards N/A**

**9. Hours of Operation N/A**

**10. Number of Employees N/A**

**11. Signage Plans N/A**

**12. Irrigation N/A**

**E. Development Schedule and Phasing**

No Phasing. The intent is to only submit for Rezone.

1020 Grand Avenue Rezone  
April 9, 2015  
Neighborhood Meeting Notes

**Neighborhood Meeting**

A Neighborhood Meeting was held on April 8th, 2015 for the rezone of 1020 Grand Avenue. 115 notices were sent out and only five neighbors attended. At this meeting we explained the intentions of pursuing the R-O Zone District. The neighbors' comments and questions were the following:

- Why the dentist office was zoned PD instead of R-O?
- Will taxes go up if the zone changes?
- Is the church for sale or the entire lot?
  - There are three buildings on one lot.
- Comment: Old church cause parking issues.
- How many lots could be on this property?
  - 5000sf minimum lot, 40' height, setbacks, parking = controls.
- Do not want uses that encourage more alley use
- Confirm: No retail; no gas station; no brewery
  - Salon/massage is allowed.

# 1020 GRAND AVENUE REZONE

Wednesday April 8, 2015 @ 5:30pm

## NEIGHBORHOOD MEETING SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
CIAVONNIE, ROBERTS ASSOC.	222 N <sup>th</sup> 7 <sup>th</sup> St.	241-0745
Buy Commert	244 N. 7 <sup>th</sup> St	241-2909
Myrna Guedes		
Brian RUSCHE	955 Oway	242-6745
Joe Sprague	250 N. 5 <sup>th</sup> St. 3615 S. Huron St Englewood, Co 80110	256-4058 303 761- 0807
Joe Audino	2420 Garrison Ave	970-250-6508
Virginia Zisnow	1371 Saddle Ridge Rd, Arroyo	970-433-9664
Rick Rozelle	1017 Oway Ave	970-260-4327
Chlo Cochran	1105 Grand Av.	972-245-7520



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING PROPERTY  
FROM R-8 (RESIDENTIAL 8 DU/AC) TO  
R-O (RESIDENTIAL OFFICE)  
LOCATED AT 1020 GRAND AVENUE**

Recitals:

The applicant requests that the City rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district. The applicant is requesting the R-O zoning to allow for the use of the property as a funeral home and professional services.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O zone district to be established.

The Planning Commission and City Council find that the R-O zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

The following property shall be rezoned R-O (Residential Office):

Lots 24 through 32 of Block 68, CITY OF GRAND JUNCTION.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

**Attach 3**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Setting a Hearing on Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive,
<b>Action Requested/Recommendation:</b> Adopt a Resolution Referring the Petition and Exercising Land Use Control for the Hutto-Panorama Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for July 1, 2015
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:**

A request to annex approximately 7.921 acres, located at approximately 676 Peony Drive. The Hutto-Panorama Annexation consists of one parcel and no public right-of-way.

**Background, Analysis and Options:**

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure. The requested annexation will include the property within the corporate boundaries of the City.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 11:** Public facilities and services for our citizens will be a priority in planning for growth.

The annexation of this property will facilitate continued use of this site for access to critical sanitary sewer infrastructure, while simultaneously conserving land adjacent to the Colorado River which functions as open space to the adjacent neighborhood.

**How this item relates to the Economic Development Plan:**

This property was acquired to provide improve sanitary sewer service to a portion of the Redlands that was developed prior to the current Wastewater Treatment Plant (WWTP). Ownership and jurisdiction of this property will facilitate continued access to critical infrastructure. The Economic Development Plan specifically identifies as a Goal to provide infrastructure that enables and supports private investment. (Goal 1.4 – Page 7).

**Board or Committee Recommendation:**

The Planning Commission will consider the Zone of Annexation on June 9, 2015. Their recommendation will be forwarded for 1<sup>st</sup> Reading of the Zoning Ordinance on June 17, 2015.

**Financial Impact/Budget:**

The City has held ownership of this property since 2002, when it acquired, on behalf of the Persigo 201 Sewer System, the assets of the Panorama Improvement District.

**Legal issues:** The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

**Other issues:** None.

**Previously presented or discussed:**

No.

**Attachments:**

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. Resolution Referring Petition
7. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		Approximately 676 Peony Drive		
<b>Applicant:</b>		City of Grand Junction		
<b>Existing Land Use:</b>		Vacant (formerly sewer lagoons)		
<b>Proposed Land Use:</b>		Open Space		
<b>Surrounding Land Use:</b>	<b>North</b>	Open Space		
	<b>South</b>	Single-Family Residential		
	<b>East</b>	Vacant		
	<b>West</b>	Single-Family Residential		
<b>Existing Zoning:</b>		County RSF-4 (Residential Single-Family)		
<b>Proposed Zoning:</b>		CSR (Community Services and Recreation)		
<b>Surrounding Zoning:</b>	<b>North</b>	County AFT (Agricultural Forestry Transitional)		
	<b>South</b>	County RSF-4 (Residential Single-Family)		
	<b>East</b>	County RSF-4 (Residential Single-Family)		
	<b>West</b>	R-2 (Residential 2 du/ac)		
<b>Future Land Use Designation:</b>		Conservation		
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 7.921 acres of land and is comprised of one parcel and no public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Hutto-Panorama Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

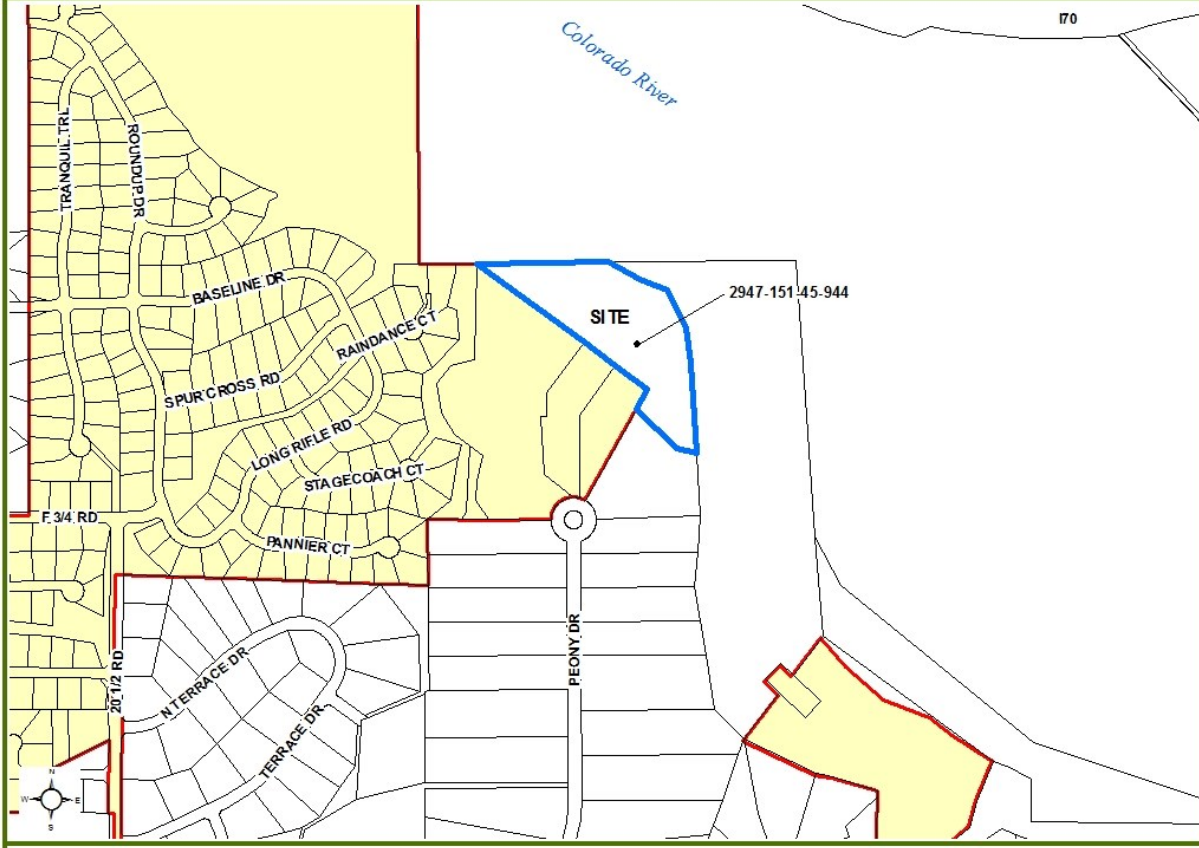
The following annexation and zoning schedule is being proposed:

<b><u>ANNEXATION SCHEDULE</u></b>	
<b>May 20, 2015</b>	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
<b>June 9, 2015</b>	Planning Commission considers Zone of Annexation
<b>June 17, 2015</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>July 1, 2015</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>August 2, 2015</b>	Effective date of Annexation and Zoning

**HUTTO-PANORAMA ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2014-308	
<b>Location:</b>	Approximately 676 Peony Drive	
<b>Tax ID Number:</b>	2947-151-45-944	
<b># of Parcels:</b>	1	
<b>Estimated Population:</b>	0	
<b># of Parcels (owner occupied):</b>	0	
<b># of Dwelling Units:</b>	0	
<b>Acres land annexed:</b>	7.921	
<b>Developable Acres Remaining:</b>	7.921	
<b>Right-of-way in Annexation:</b>	None	
<b>Previous County Zoning:</b>	County RSF-4 (Residential Single Family)	
<b>Proposed City Zoning:</b>	CSR (Community Services and Recreation)	
<b>Current Land Use:</b>	Vacant (formerly sewer lagoons)	
<b>Future Land Use:</b>	Open Space	
<b>Values:</b>	<b>Assessed:</b>	\$700
	<b>Actual:</b>	\$2,420
<b>Address Ranges:</b>	674-678 Peony Drive (676)	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water Conservancy District
	<b>Sewer:</b>	Persigo 201 sewer service boundary
	<b>Fire:</b>	Grand Junction Rural Fire District Redlands Sub Fire Protection District
	<b>Irrigation/ Drainage:</b>	Redlands Water and Power Company
	<b>School:</b>	Mesa County Valley School District #51
	<b>Pest:</b>	Grand River Mosquito Control District

# HUTTO-PANORAMA ANNEXATION

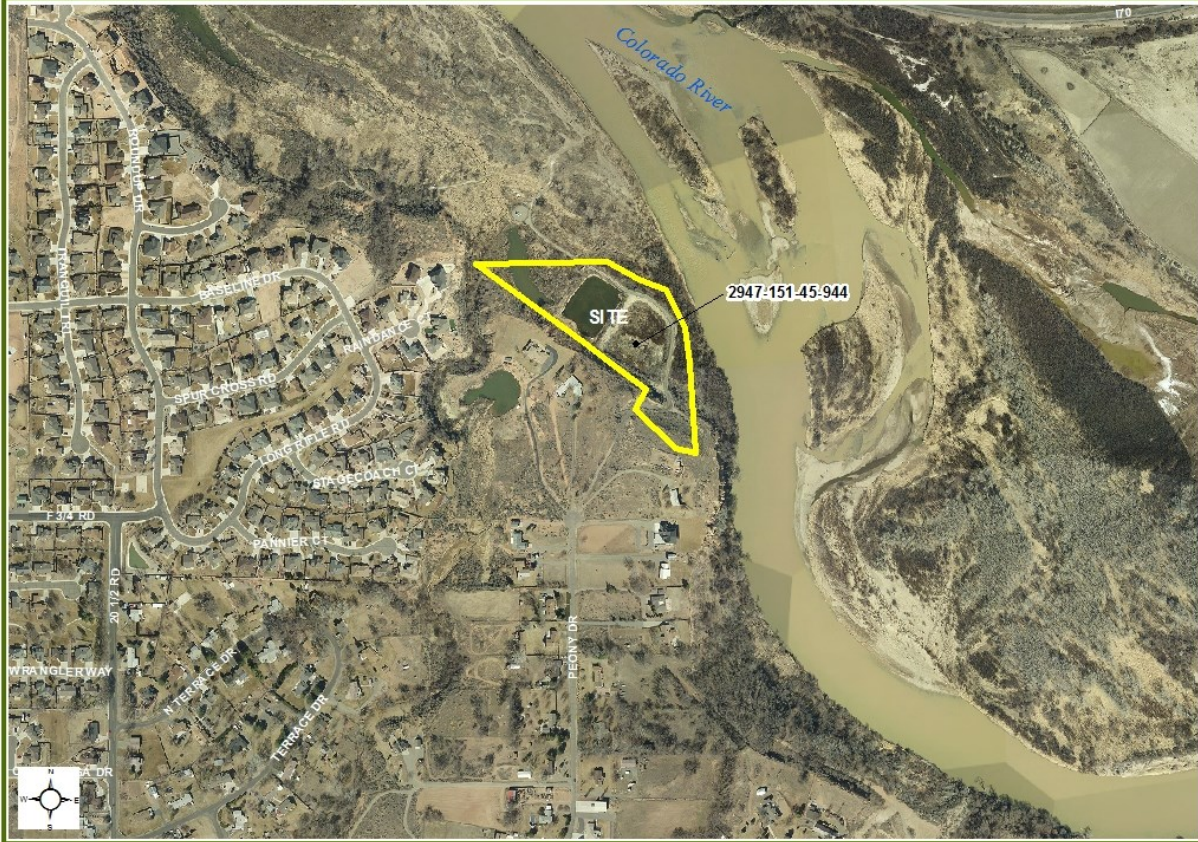


CITY LIMITS

ANNEXATION BOUNDARY

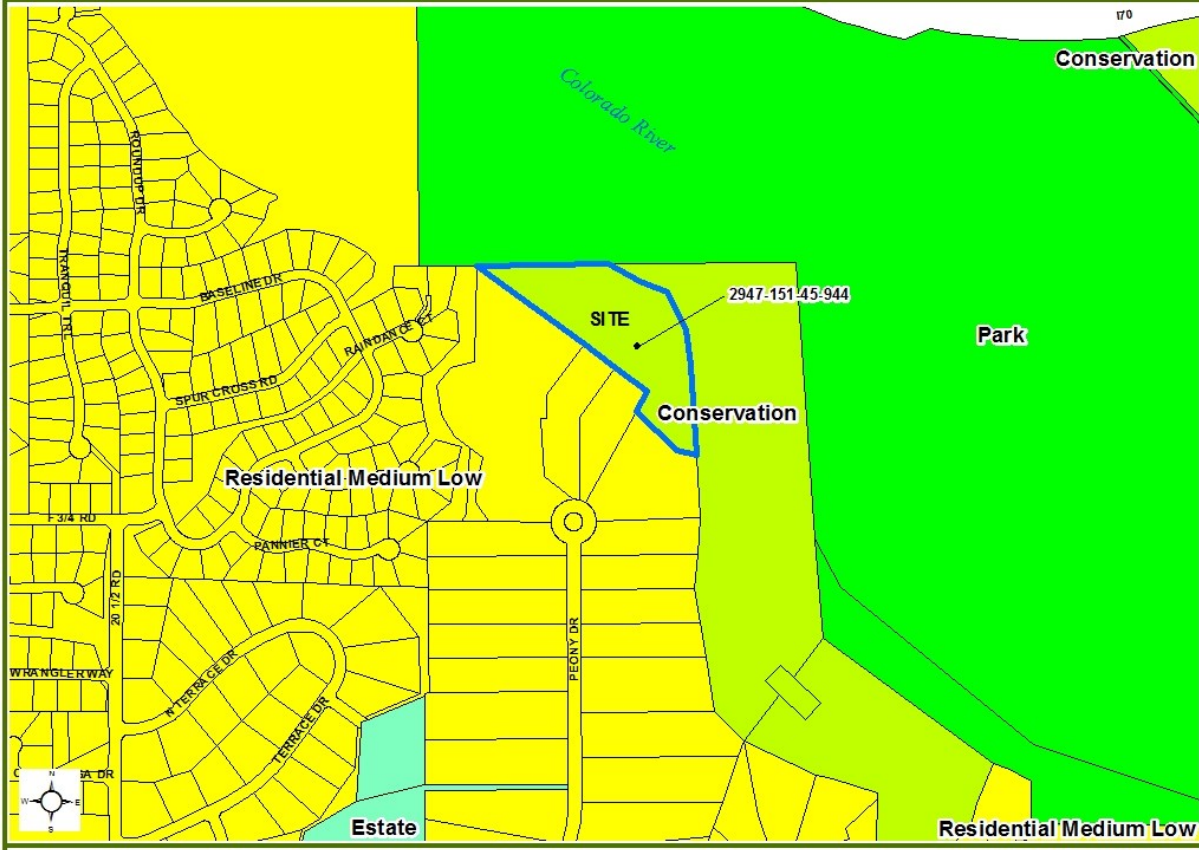


# HUTTO-PANORAMA ANNEXATION: AERIAL PHOTO (2012)



ANNEXATION BOUNDARY

# HUTTO-PANORAMA ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY

# HUTTO-PANORAMA ANNEXATION: ZONING



ANNEXATION BOUNDARY

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 20<sup>th</sup> day of May, 2015, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**HUTTO-PANORAMA ANNEXATION**

**LOCATED AT APPROXIMATELY 676 PEONY DRIVE**

WHEREAS, on the 20<sup>th</sup> day of May, 2015, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**HUTTO-PANORAMA ANNEXATION**

A certain parcel of land lying in the North-half (N 1/2) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Parcel 1, Hutto Subdivision, as same is recorded in Plat Book 18, Page 134, Public Records of Mesa County, Colorado.

CONTAINS 345,051 Square Feet or 7.921 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 1<sup>st</sup> day of July, 2015, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon,

has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

---

City Clerk

<i>DATES PUBLISHED</i>
<b>May 22, 2015</b>
<b>May 29, 2015</b>
<b>June 5, 2015</b>
<b>June 12, 2015</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**HUTTO-PANORAMA ANNEXATION**

**APPROXIMATELY 7.921 ACRES**

**LOCATED AT APPROXIMATELY 676 PEONY DRIVE**

**WHEREAS**, on the 20<sup>th</sup> day of May, 2015, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> day of July, 2015; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

**HUTTO-PANORAMA ANNEXATION**

A certain parcel of land lying in the North-half (N 1/2) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Parcel 1, Hutto Subdivision, as same is recorded in Plat Book 18, Page 134, Public Records of Mesa County, Colorado.

CONTAINS 345,051 Square Feet or 7.921 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.



Attest:

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President of the Council

---

City Clerk



Date: [April 17, 2015](#)  
 Author: [Brian Rusche](#)  
 Title/ Phone Ext: [Senior Planner/4058](#)  
 Proposed Schedule: [Resolution Referring  
 Petition, May 20, 2015](#)  
 1<sup>st</sup> Reading Zoning: [June 17, 2015](#)  
 2nd Reading: [July 1, 2015](#)  
 File #: [ANX-2014-474](#)

**Attach 4**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Setting a Hearing on Rodgers Annexation, Located at 2075 South Broadway
<b>Action Requested/Recommendation:</b> Adopt a Resolution Referring the Petition and Exercising Land Use Control for the Rodgers Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for July 1, 2015
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:**

A request to annex approximately 1.924 acres, located at 2075 South Broadway. The Rodgers Annexation consists of one parcel and no public right-of-way.

**Background, Analysis and Options:**

The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac) to facilitate the construction of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 1:** To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Annexation of the property will allow for efficient provision of municipal services.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Annexation of the property will create an opportunity to develop a vacant parcel in a manner consistent with adjacent residential development.

**Goal 5:** To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Annexation of the property will create an opportunity for additional housing units to be brought to market.

**How this item relates to the Economic Development Plan:**

**Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.**

Annexation of the property provides the developer with consistent development standards as other residential subdivisions under development in the City and is consistent with the Blended Residential Land Use Category of Residential Low identified in the Comprehensive Plan.

**Board or Committee Recommendation:**

The Planning Commission will consider the Zone of Annexation on June 9, 2015. Their recommendation will be forwarded for 1<sup>st</sup> Reading of the Zoning Ordinance on June 17, 2015.

**Financial Impact/Budget:**

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

**Legal issues:**

The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

**Other issues:** None.

**Previously presented or discussed:**

A Neighborhood Meeting was held on November 24, 2014.

**Attachments:**

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Blended Residential Category Map
6. Existing City Zoning Map
7. Resolution Referring Petition
8. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
<b>Location:</b>		2075 South Broadway			
<b>Applicant:</b>		Richard and Melinda Tope			
<b>Existing Land Use:</b>		Vacant (former residence demolished)			
<b>Proposed Land Use:</b>		Single-Family Residential			
<b>Surrounding Land Use:</b>	<b>North</b>	Single-Family Residential			
	<b>South</b>	Single-Family Residential			
	<b>East</b>	Single-Family Residential			
	<b>West</b>	Single-Family Residential			
<b>Existing Zoning:</b>		County RSF-4 (Residential Single-Family)			
<b>Proposed Zoning:</b>		R-4 (Residential 4 du/ac)			
<b>Surrounding Zoning:</b>	<b>North</b>	County RSF-2 (Residential Single-Family)			
	<b>South</b>	PD (Planned Development)			
	<b>East</b>	County RSF-4 (Residential Single-Family)			
	<b>West</b>	PD (Planned Development)			
<b>Future Land Use Designation:</b>		Estate			
<b>Blended Land Use Category:</b>		Residential Low (Rural – 5 du/ac)			
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>		<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 1.924 acres of land and is comprised of one (1) parcel and no public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Rodgers Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

- demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
  - e) The area is capable of being integrated with the City;
  - f) No land held in identical ownership is being divided by the proposed annexation;
  - g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

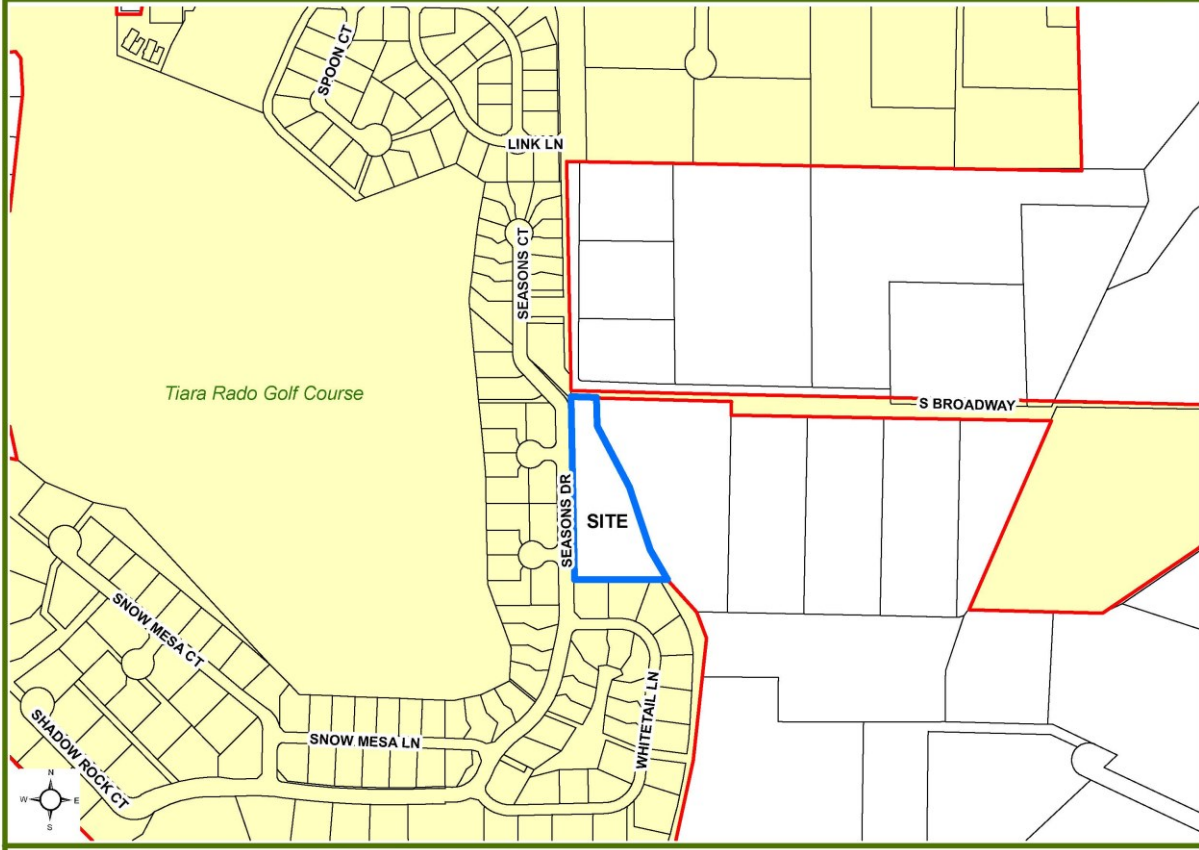
The following annexation and zoning schedule is being proposed:

<b><i>ANNEXATION SCHEDULE</i></b>	
<b>May 20, 2015</b>	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
<b>June 9, 2015</b>	Planning Commission considers Zone of Annexation
<b>June 17, 2015</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>July 1, 2015</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>August 2, 2015</b>	Effective date of Annexation and Zoning

**RODGERS ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2014-474	
<b>Location:</b>	2075 South Broadway	
<b>Tax ID Number:</b>	2947-271-00-017	
<b># of Parcels:</b>	1	
<b>Estimated Population:</b>	0	
<b># of Parcels (owner occupied):</b>	0	
<b># of Dwelling Units:</b>	0	
<b>Acres land annexed:</b>	1.924	
<b>Developable Acres Remaining:</b>	1.924	
<b>Right-of-way in Annexation:</b>	None	
<b>Previous County Zoning:</b>	County RSF-4 (Residential Single Family)	
<b>Proposed City Zoning:</b>	R-4 (Residential 4 du/ac)	
<b>Current Land Use:</b>	Vacant	
<b>Future Land Use:</b>	Single-Family Residential	
<b>Values:</b>	<b>Assessed:</b>	\$10,730
	<b>Actual:</b>	\$134,810
<b>Address Ranges:</b>	2075 South Broadway	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water Conservancy District
	<b>Sewer:</b>	Persigo 201 sewer service boundary
	<b>Fire:</b>	Grand Junction Rural Fire District Redlands Sub Fire Protection District
	<b>Irrigation/ Drainage:</b>	Redlands Water and Power Company (no drainage district)
	<b>School:</b>	Mesa County Valley School District #51
	<b>Pest:</b>	Grand River Mosquito Control District

# RODGERS ANNEXATION



 CITY LIMITS

 ANNEXATION BOUNDARY

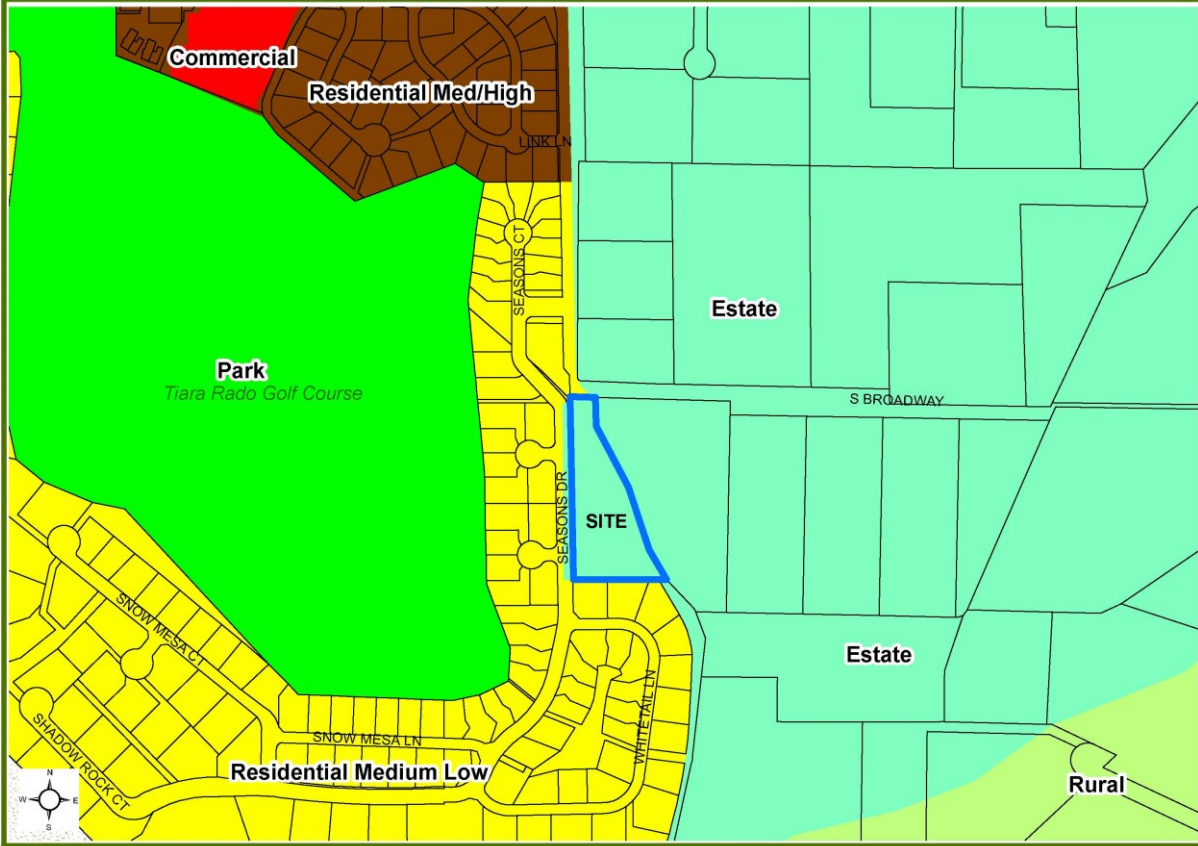
# RODGERS ANNEXATION: AERIAL PHOTO



— ANNEXATION BOUNDARY



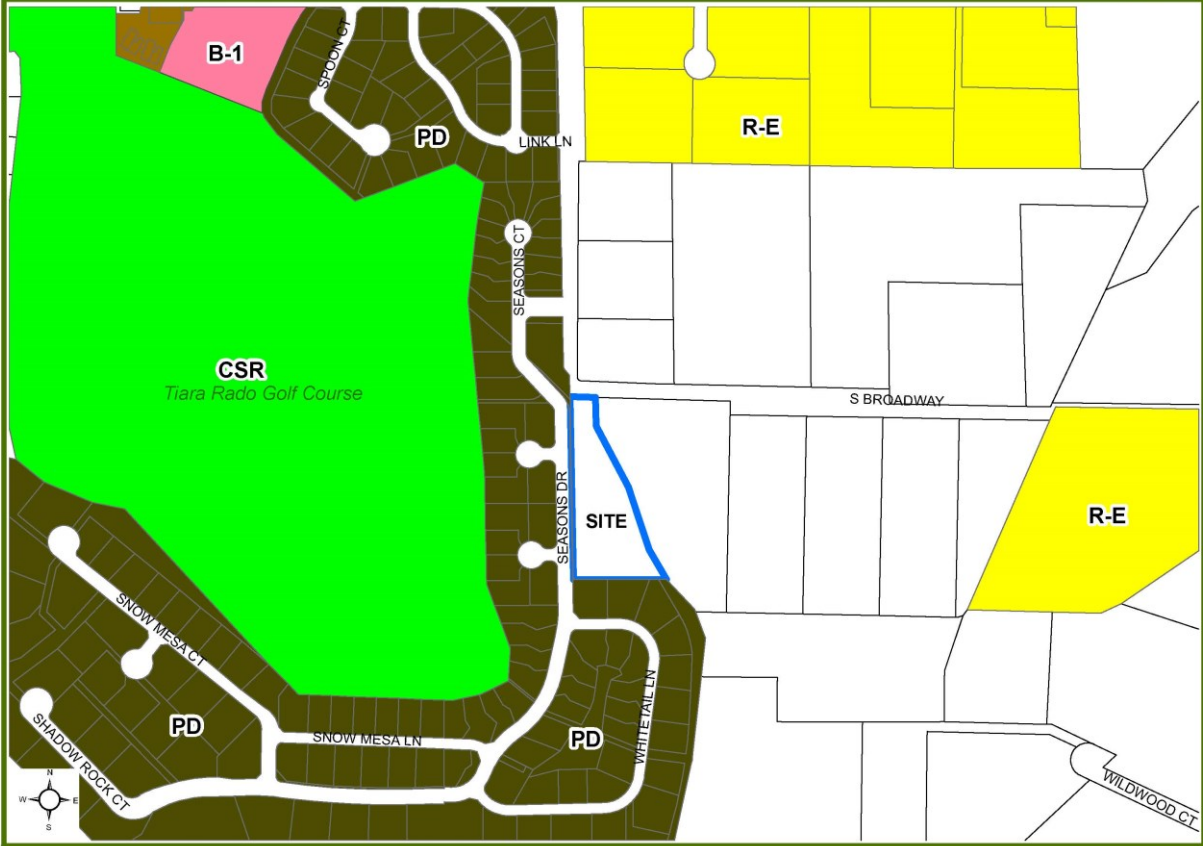
# RODGERS ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY



# RODGERS ANNEXATION: ZONING



— ANNEXATION BOUNDARY

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 20<sup>th</sup> day of May, 2015, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**RODGERS ANNEXATION**

**LOCATED AT 2075 SOUTH BROADWAY**

WHEREAS, on the 20<sup>th</sup> day of May, 2015, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**RODGERS ANNEXATION**

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

1. S 00°00'00" W, a distance of 102.60 feet; thence
2. S 28°15'00" E, a distance of 189.26 feet; thence
3. S 18°44'00" E, a distance of 193.90 feet; thence
4. S 30°12'00" E, a distance of 101.59 feet; thence departing said line, N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 1<sup>st</sup> day of July, 2015, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

---

City Clerk

<i>DATES PUBLISHED</i>
<b>May 22, 2015</b>
<b>May 29, 2015</b>
<b>June 5, 2015</b>
<b>June 12, 2015</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**RODGERS ANNEXATION**

**APPROXIMATELY 1.924 ACRES**

**LOCATED AT 2075 SOUTH BROADWAY**

**WHEREAS**, on the 20<sup>th</sup> day of May, 2015, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> day of July, 2015; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

**RODGERS ANNEXATION**

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

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4. S 30°12'00" E, a distance of 101.59 feet; thence departing said line,



N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



Date: May 8, 2015  
 Author: Scott D. Peterson  
 Title/ Phone Ext: Senior  
Planner/1447  
 Proposed Schedule: 1<sup>st</sup> Reading:  
May 20, 2015  
 2<sup>nd</sup> Reading: June 3, 2015  
 File #: PLD-2015-53

Attach 5

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Setting a Hearing on Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway, Outline Development Plan
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015
<b>Presenters Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

The applicant, Hatch Investments, LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

**Background, Analysis and Options:**

The subject property is currently vacant but historically contained a 7,589 sq. ft. building. Known as the “Beach” property, the site contained a clubhouse, outdoor pool and tennis courts. The clubhouse, pool and tennis courts were demolished in 2011-2012. In 2011 (City file # SPN-2011-711), the applicant submitted a site plan for the property located to the west (2061 S. Broadway). The site plan was approved for 10 single-family attached dwelling units located within 5 buildings known as Vistas at Tiara Rado, Phase 1. Once the buildings were constructed, the applicant proceeds to condominiumize the buildings as market conditions warrant in order to sell the individual units with a Homeowner’s Association responsible for outside maintenance. To the south, adjacent to the property is Hole 10 of the Tiara Rado Golf Course and to the east is Fairway Villas Subdivision.

The applicant now wishes to develop the remaining 3.16 +/- acres as Phase 2 of the Vistas at Tiara Rado. The proposal is to create 11 single-family detached and 3 single-family attached dwelling units resulting in a density of 4.43 dwelling units per acre. The request includes approval of an Outline Development Plan (rezone to PD, Planned Development) with a default zone of R-O (Residential Office). The applicant is requesting a default zone of R-O as the minimum residential density allowed is 4 dwelling units/acre and single-family detached homes are a permitted land use. Currently the property is zoned B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and requires a Conditional Use Permit for single-family detached homes. The Comprehensive Plan Future Land Use Map identifies the property as Commercial which allows either the R-O or the B-1 zone

districts. However, the applicant is proposing no commercial or office land uses with this PD proposal.

**Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on January 5, 2015 with 14 citizens attending the meeting along with City Staff, the applicant and applicant's representatives. Positive feedback was given regarding the lower density proposed but also some negative feedback was given regarding the potential loss of views and overall building heights, etc. However, after the Neighborhood Meeting, it appeared that the adjacent property owners in attendance felt more comfortable about the request after talking with the applicant.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The requested Outline Development Plan for Vistas at Tiara Rado, Phase 2 meets the following goals and policies from the Comprehensive Plan by creating ordered and balanced growth and spreading growth throughout the community and by developing a vacant 3.16 acre property for 14 residential units which provides a broader mix of housing types to meets the needs of the community by creating more housing choices.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

**Goal 5:** To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

**Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Outline Development Plan does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands adjacent to Tiara Rado Golf Course.

**Board or Committee Recommendation:**

The Planning Commission will be reviewing this application at their May 12, 2015 meeting.

**Financial Impact/Budget:**

No direct financial impact on the City budget for this item.

**Legal issues:**

The Outline Development Plan process is defined by the Zoning and Development Code. If the application is approved, the City Attorney will assist the Planning staff with the issues that arise, if any, in the documentation of the approval.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This request has not been previously discussed.

**Attachments:**

1. Staff Report/Background Information
2. Site Location Map / Aerial Photo Map
3. Comprehensive Plan Future Land Use Map / Existing Zoning Map
4. Correspondence received
5. Ordinance

BACKGROUND INFORMATION					
<b>Location:</b>		2063 S. Broadway			
<b>Applicant:</b>		Hatch Investments LLC, Owner			
<b>Existing Land Use:</b>		Vacant land			
<b>Proposed Land Use:</b>		14 single-family detached and attached dwelling units			
<b>Surrounding Land Use:</b>	<b>North</b>	Driving range for Tiara Rado Golf Course			
	<b>South</b>	10 <sup>th</sup> Hole – Tiara Rado Golf Course			
	<b>East</b>	Fairway Villas Subdivision			
	<b>West</b>	Vistas at Tiara Rado, Phase 1			
<b>Existing Zoning:</b>		B-1 (Neighborhood Business)			
<b>Proposed Zoning:</b>		PD (Planned Development)			
<b>Surrounding Zoning:</b>	<b>North</b>	CSR (Community Services & Recreation)			
	<b>South</b>	CSR (Community Services & Recreation)			
	<b>East</b>	PD (Planned Development)			
	<b>West</b>	R-12 (Residential – 12 du/ac)			
<b>Future Land Use Designation:</b>		Commercial			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

**Density:** The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

**Access/Parking:** The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as “No Parking.” Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

**Open Space:** Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner’s Association.

This open space will include extensive landscaping through-out the development along with on-site stormwater detention. An 8' wide concrete trail will be constructed adjacent to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

**Lot Layout:** Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception of Lots 4 through 9 (proposed Lots 7-9 are anticipated to be side-loading garages with parked cars not extending into the private drive (Tract A)). The subdivision is proposing no minimum lot size, width and frontage requirements.

**Phasing:** The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

Phase 1: To be reviewed and approved by December 31, 2017

Phase 2: To be reviewed and approved by December 31, 2019

Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

**Long-Term Community Benefit:** The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Reduced traffic demands. The proposed development will reduce traffic demands in the area from what could be developed under the current zoning.

2. Greater quality and quantity of private open space. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association.
3. Needed housing type. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a “lock and leave” property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course.
4. The proposed development also provides a transition of residential density between the adjacent residential developments.

**Default Zone:** The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

Density: No maximum residential density. Minimum 4 units/acre.  
Minimum lot area/width: 5,000 sq. ft./50. (See deviation below).  
Front yard setback (Principal/Accessory): 20'/25'.  
Side yard setback (Principal/Accessory): 5'/3'.  
Rear yard setback (Principal/Accessory): 10'/5'.  
Maximum building height: 40'.

**Deviations:** Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20' from the private access lane, with the exception of proposed Units 4 through 9.

**Minimum District Size:** A minimum of 5 acres is recommended for a planned development according to the Zoning and Development Code. This property is 3.16 +/- acres in size. However, a planned development smaller than 5 acres is allowed if the following can be found:

- (1) Is adequately buffered from adjacent residential property;
- (2) Mitigates adverse impacts on adjacent properties; and
- (3) Is consistent with the goals and policies of the Comprehensive Plan.

It is staff's opinion that this smaller site is appropriate for development as the property will be adequately buffered from adjacent residential property with the use of landscaping and open space that exceeds a minimum of 40' in some areas to help separate the development from the Fairway Villas subdivision. There will be no adverse impacts on adjacent properties as the adjacent land uses are residential and the proposed development is consistent with the goals and policies of the Comprehensive Plan.

**Sections 21.02.150 of the Grand Junction Zoning and Development Code:**

Requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed development is within the residential density range of the Commercial category as identified on the Future Land Use Map and the default zoning district of R-O (Residential Office).

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

- (1) Subsequent events have invalidated the original premises and findings; and/or

It is more appropriate for the property to be utilized as a residential property rather than commercial since this area of the Redlands has been traditionally residential. The reason for the current commercial designation was for the previous land use that was known as "The Beach" property which was a commercial operation, but is no longer in existence. A portion of the property has already be developed residentially and now the applicant has submitted a request to establish a new PD zone district and improve upon the current zoning of the B-1 (Neighborhood Business) with housing types that are more suitable for the property, area and current market trends. The ODP application is also within the allowable residential density range of the Commercial category as defined by the Future Land Use Map.

Therefore, this criterion has been met.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The Comprehensive Plan makes numerous comments concerning the transitioning from a higher intensive use to a lower intensive use. As stated previously, this property was designated as commercial on the Future Land Use Map and zoned commercial due to the existing use. Because the commercial use no longer exists (a change of character and condition in the area), a development that creates a transition between the existing low and high density developments is a more consistent with the Comprehensive Plan.



Therefore, this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zone of R-O. The proposed Vistas at Tiara Rado, Phase 2 subdivision is located near the Monument Village Shopping Center which contains a restaurant and retail stores. The property is also adjacent to Tiara Rado Golf Course for additional recreational opportunities for the residents.

Therefore, this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

With an aging population in the area and nation, there is more demand for low maintenance, lock and leave properties that the applicant is proposing. Because it is more difficult to create the type of development that the applicant is proposing under conventional zoning and subdivision restrictions, there is an inadequate supply of suitably designated land available.

Therefore, this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed zoning of PD (Planned Development) will allow the property to be developed with an effective infrastructure design and in-fill project that is compatible with adjacent residential densities that still provides a compact design for better utilization and sharing of common access lanes and infrastructure. Proposed development will also reduce traffic demands in the area from what could be developed under the current zoning district's minimum density requirements and by provide a needed housing type with an innovative architectural design that will be continued from the design established with the Phase I development (stucco and stone, earth tone colors, metal or concrete tile roofs). In addition, extensive landscaping and private open space is also provided on-site that will benefit the neighboring area.

Therefore, this criterion has been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

The proposed ODP is in conformance with the Planned Development requirements of Section 21.05 of the Zoning and Development Code through the use of setback standards that are consistent with the default zone of the R-O zone district, open space, building heights, off-street parking and landscaping requirements of the Zoning and Development Code.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The property is located outside of the floodplain, ridgeline and hillside development standards as identified in Section 21.07 of the Zoning and Development Code. The property is located within the Redlands Area Plan corridor guidelines and meets with all applicable requirements associated with residential development.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-O. The proposed Vistas at Tiara Rado, Phase 2 subdivision is located near the Monument Village Shopping Center which contains a grocery store, restaurant and retail stores. The property is also adjacent to Tiara Rado Golf Course for additional recreational opportunities for the residents.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access will be provided to serve all properties. The proposed residential development will take access from the existing access point on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. Proposed Tract A will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The adjacent land uses to the east and west are single-family residential units either detached or attached which does not require screening and buffering between zoning districts. However, the applicant is proposing a landscaping and open space buffer adjacent to the east property line that exceeds a minimum of

40' in some areas to help separate the development from the Fairway Villas subdivision (see ODP drawing).

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density for Vistas at Tiara Rado, Phase 2 will be 4.43 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Commercial designation.

- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing an R-O default zone district with deviations as identified within this staff report.

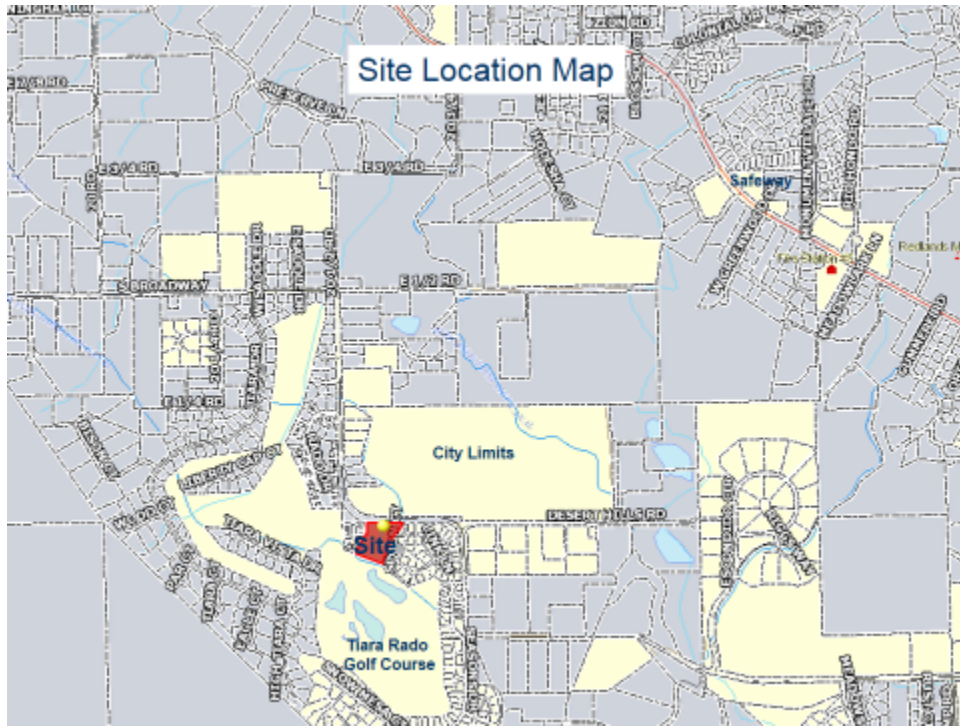
- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant has submitted a plan proposing the subdivision to be developed in three (3) phases over a total of six (6) years. However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

#### **FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Vistas at Tiara Rado, Phase 2 application, PLD-2015-53, request for approval of an Outline Development Plan (ODP) as a Planned Development, I make the following findings of fact and conclusions:

1. The requested Planned Development, Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goals 3 and 5.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met or addressed.





**From:** <gjoffice@newenergytech.net>  
**To:** <scottp@gjcity.org>  
**Date:** 2/16/2015 8:53 AM  
**Subject:** Phase 2 Vistas at Tiara Rado

Hi Scott,

We received the notice of application for Phase 2 at Tiara Rado. Our comment from 493 Spoon Court is that it would not be very expensive to do some landscaping at the bottom below the new houses near the canal to put in some sort of permanent landscape fabric and rocks and plantings. The kochia weeds were 5-7 feet tall last summer and those will need to be sprayed or mowed several times during the season. The site looked awful and spread weed seeds all over our subdivision. Some native shrubs or trees would be very aesthetically pleasing on the hillside. There is a fair amount of native vegetation left on the hill and hopefully it won't be more disturbed during the building process. AS for the bottom area, it really wouldn't be that expensive and would be a permanent, aesthetic fix. I am hoping to talk with you about this.

Thank you,

Lisa Kautsky

970.424.2498

**From:** "Bressler, Dean A." <Dean.Bressler@hdrinc.com>  
**To:** Scott Peterson <scottp@gjcity.org>  
**Date:** 2/20/2015 3:40 PM  
**Subject:** Vistas at Tiara Rado, Phase 2, 2063 S Broadway

Hello Scott,

I'm writing jointly as a resident of 486 Spoon Ct and as a board member of the Fairway Villas HOA (and in this capacity I'm not representing HDR or the GVMPO). I received the Notice of Application post card for the subject development. Please consider the following comments as the City proceeds with its development review process:

\*ensure that drainage is handled on-site and is then conveyed into the City's stormwater system;

\*ensure that the developer continues the pedestrian path that runs the length of Fairway Villas at the margin of the South Broadway ROW, across the entire length of frontage at the Vistas;

\*ensure that building massing and materials are appropriate for this residential area, and are consistent with the adjacent developments. This could include an evaluation of compliance with the City's ridgeline development policy, as appropriate.

Thanks for your consideration,

Dean Bressler

Sent from my iPhone. Please forgive brevity and typos. Thx! Dean

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A  
PLANNED DEVELOPMENT WITH A DEFAULT R-O (RESIDENTIAL OFFICE) ZONE  
DISTRICT FOR THE DEVELOPMENT OF 14 DWELLING UNITS TO BE KNOWN AS  
VISTAS AT TIARA RADO, PHASE 2**

**LOCATED AT 2063 SOUTH BROADWAY**

Recitals:

The applicant, Hatch Investments LLC, wishes to develop a mixture of single-family detached/attached dwelling units for a proposed residential subdivision to be located at 2063 South Broadway on a total of 3.16 +/- acres. The total number of dwelling units proposed for the Vistas at Tiara Rado, Phase 2 is 14 and constructed in up to three (3) phases.

The request for an Outline Development Plan as a Planned Development with a default R-O, (Residential Office) zoning district, including deviations have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-O), deviations and conditions of approval for the Outline Development Plan for Vistas at Tiara Rado (Lot 2, Hatch Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by reducing traffic demands in the area from what could be developed under the current zoning. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association, therefore a greater quality and quantity of private open space is being provided. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a "lock and leave" property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course. The proposed development also provides a transition of residential density between the adjacent residential developments (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE VISTAS AT TIARA RADO, PHASE 2 IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:



- A. This Ordinance applies to the following described property: Lot 2, Hatch Subdivision.

(Property) Said parcel contains 3.16 +/- acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards, deviations and requirements:

If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-O (Residential Office) Zoning District.

**Density:** The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

**Access/Parking:** The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

**Open Space:** Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner's Association. This open space will include extensive landscaping through-out the development along with on-site stormwater detention. An 8' wide concrete trail will be constructed adjacent to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

**Lot Layout:** Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception of Lots 4

through 9 (proposed Lots 7-9 are anticipated to be side-loading garages with parked cars not extending into the private drive (Tract A)). The subdivision is proposing no minimum lot size, width and frontage requirements.

**Phasing:** The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

Phase 1: To be reviewed and approved by December 31, 2017

Phase 2: To be reviewed and approved by December 31, 2019

Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

**Default Zone:** The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

Density: No maximum residential density. Minimum 4 units/acre.

Minimum lot area/width: 5,000 sq. ft./50. (See deviation).

Front yard setback (Principal/Accessory): 20'/25'.

Side yard setback (Principal/Accessory): 5'/3'.

Rear yard setback (Principal/Accessory): 10'/5'

Maximum building height: 40'.

**Deviations:** Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20' from the private access lane (Tract A), with the exception of proposed Units 4 through 9.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

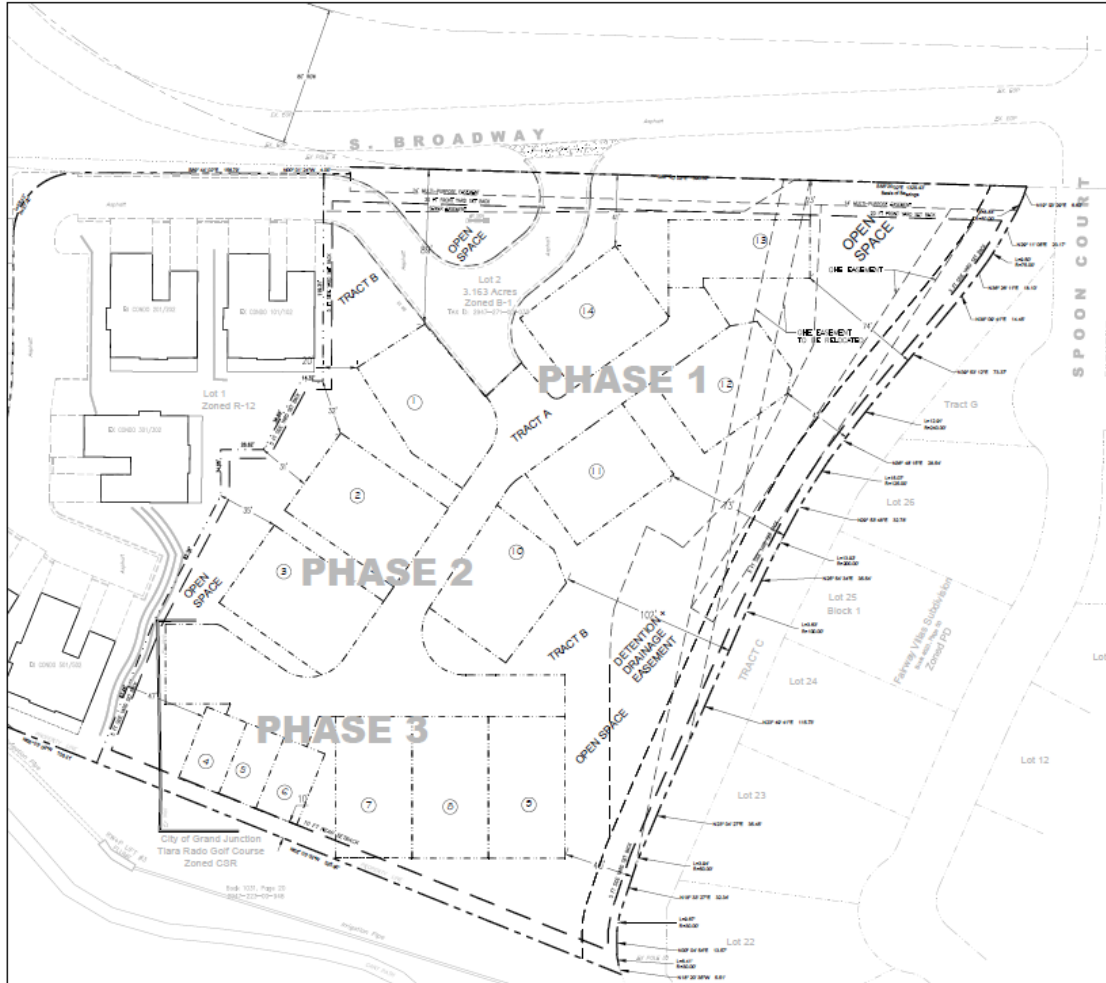
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of City Council

\_\_\_\_\_  
City Clerk

# OUTLINE DEVELOPMENT PLAN FOR LOT 2 OF THE HATCH SUBDIVISION



### LEGAL DESCRIPTION

A PART OF THE NW 1/4 NE 1/4 OF SECTION 27, T11S, R10W, OF THE 6TH P.M., CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

SPECIFICALLY LOT 2 OF THE HATCH SUBDIVISION, ACCORDING TO THE PLAT RECORDED FEBRUARY 26, 2012 UNDER RECEPTION NO 282003, COUNTY OF MESA, STATE OF COLORADO.

### PHASING

PHASE 1 - LOTS 14, 13, 12 AND ALL THE PAVING AND UTILITIES.  
PHASE 2 - LOTS 11, 10, 1, 2 & 3.  
PHASE 3 - LOTS 4, 5, 6, 7, 8 & 9.

PLAT: HATCH SUBDIVISION			
OWNER & APPLICANT: HATCH INVESTMENTS LLC 3038 COUNTRY MEADOWS CT GRAND JUNCTION, CO 81507			
LOT 2 AREA: 137,775 SF (3.163 ACRES)			
LAND USE:	EXISTING:	PROPOSED:	
	BUSINESS	RESIDENTIAL OFFICE	
BUILDING SETBACKS (PRINCIPAL / ACCESSORY):	FRONT:	20' 0"	30' 0"
	REAR:	15' 0"	10' 0"
	SIDE:	0' 0"	5' 0"
	MAX BUILDING RESIDENTIAL:	10' 0"	16' 0"
MAX BUILDING HEIGHT:		4' 0"	4' 0"
DENSITY:	(MAX)	18 DU/AC	16 DU/AC
	(MIN)	8 DU/AC	4 DU/AC
LOT SUMMARY:			
TRACT A (SHARED ACCESS + UTILITY)		0.191 AC	
TOWN HOME LOTS 1-14		1.061 AC	
ACCESSORY GARAGES 6A, 7a & 8a		0.261 AC	
OPEN SPACE		1.964 AC	
TOTAL		3.477 AC	

UTILITY	PROVIDER	PHONE
WATER	UTAH WATER SERVICES	970-242-2862
SEWER	UTAH WATER SERVICES	970-242-2862
ELECTRIC	WESTERN ENERGY	970-306-1000
DSL	WESTERN ENERGY	970-306-2200
IRIGATION	IRISLANDS WATER & POWER	970-242-2171
PHONE	CENTURYLINK	970-242-2000
SANITARY SEWER	CITY OF GRAND JUNCTION	970-242-1951
WATER	UTAH WATER CONSERVENCY DISTRICT	970-242-7677

THIS OUTLINE DEVELOPMENT PLAN ALLOWS THE USE OF ZERO-SETBACK TOWNHOME STYLE LOTS AND CHANGES THE BASE ZONING TO R-10 RESIDENTIAL OFFICE.

THE INTERNAL TOWNHOME LOTS ARE REPRESENTATIVE ONLY. EACH STRUCTURE WILL HAVE A TOWNHOME LOT RECORDED TO MATCH THE FOOTPRINT OF THE STRUCTURE WHEN COMPLETED.

THERE IS NO FEMA IDENTIFIED 100-YEAR FLOODPLAIN WITHIN LOT 2 OF THE HATCH SUBDIVISION.

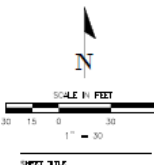
THERE ARE NO JURISDICTIONAL WETLANDS WITHIN LOT 2 OF THE HATCH SUBDIVISION.

APPROVED:	
DATE:	
BY:	

**Les Crawford PE**  
SITE DEVELOPMENT SOLUTIONS  
COLORADO • KANSAS • MONTANA • NEBRASKA  
NORTH DAKOTA • OKLAHOMA • UTAH • WYOMING  
LesCrawford@gmail.com (970) 773-0610

- Issue
1. 1/15/2018 ODP + SPR SUBMITTAL
  2. 3/20/2018 SITE COMMENTS
  3. 3/20/2018 FOR RESUBMITTAL

**VISTAS AT TIARA RADO**  
PHASE 2  
2085 SOUTH BROADWAY  
GRAND JUNCTION, COLORADO



## OUTLINE DEVELOPMENT PLAN

ODP-1.0



Date: April 27, 2015  
Author: Brian Rusche  
Title/Phone Ext:  
Senior Planner/4058  
Proposed Schedule: 1<sup>st</sup> Reading:  
Wednesday, May 20, 2015  
2<sup>nd</sup> Reading:  
Wednesday, June 3, 2015  
File #: ZCA-2015-167

Attach 6

## CITY COUNCIL AGENDA ITEM

**Subject:** Setting a Hearing on Amending the Zoning and Development Code Regarding Industrial Loading Dock Standards

**Action Requested/Recommendation:** Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015

**Presenter(s) Name & Title:** Brian Rusche, Senior Planner

### Executive Summary:

This is a proposed Amendment to the Performance Standards for Industrial Districts found in the Grand Junction Municipal Code (GJMC) Section 21.03.080. The proposed amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

### Background, Analysis and Options:

Loading docks shall be located only in the side or rear yards within the I-O (Industrial/Office Park), I-1 (Light Industrial), and I-2 (General Industrial) zone districts. Loading docks are not defined in the Code, but are typically characterized as locations for shipping/receiving of materials from tractor-trailers either below or above the grade of the rest of the building. Bay doors, which are common in new industrial buildings, are not addressed in the Code, but are typically characterized as being at grade with the rest of the building.

Industrial buildings have been permitted within Industrial zone districts to have bay doors on the front of the building, with the reasoning that they are not technically loading docks. This building form is common in Grand Junction and serves a variety of industrial users. Loading docks are more often found on buildings designed for freight movement, such as the FedEx facility under construction at 23 and G Roads. This facility is on a corner lot and thus has two facades that could be considered the front. The orientation of the building in relation to the shape of the lot, along with the function of the building as a freight terminal, necessitated bay doors on the north and south side, along with loading docks on the east side. The docks will be separated from the road by parking and landscaping. All access and truck movements are internal to the site. This design is consistent with TEDS (Transportation Engineering Design Standards), as required for all loading areas by GJMC Section 21.06.050(f). Removing the restriction on the location of loading docks does not override standards for ingress and egress to the site and the building from adjacent public streets.

The Grand Junction City Council has requested that staff propose amendments to City codes and regulations as needed to be dynamic and responsive to the needs of the community. The existing restriction for loading docks does not address bay doors and its origin and is unclear. Recent interpretations have given deference to the specific needs of the end user when considering the orientation of the building in relationship to the site. Removing the restriction on loading docks on the front of the building would maximize the use of industrial property and allow more flexibility with building orientation. This amendment would also complement a 2014 amendment which reduced restrictions on outdoor storage within Industrial zone districts (Ordinance 4623), commonly associated with industrial uses. Included with this proposed amendment is the removal of a redundant section related to the use of an I-2 property for outdoor storage only; this is already addressed in the Use Table found in Chapter 4.

Certain neighborhood plans and/or overlay zones, such as the H Road/NW Area Plan and the Greater Downtown Overlay Corridors, contain specific standards that would continue to regulate the orientation of buildings, loading docks, and outdoor storage areas to achieve specific goals for these zone. These standards will remain regardless of the outcome of the proposed amendment.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The proposed amendment is consistent with the following goals and policies of the Comprehensive Plan:

**Goal 12:** *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

*Policy 12B: The City and County will provide appropriate commercial and industrial development opportunities.*

Removing the restriction on the location of loading docks within the industrial districts will provide the opportunity to maximize the use of industrial property and allow building orientation to be dictated by the site and the end user.

**How this item relates to the Economic Development Plan:**

The proposed amendment specifically addresses Goal 1.5 of the Economic Development Plan instructing the City to be proactive and business friendly by removing a restriction that impacts and limits the orientation of industrial buildings in favor of maximizing the use of industrial property by allowing the needs of the site and the end user dictate the building location.

**Board or Committee Recommendation:**

On May 12, 2015, the Planning Commission forwarded a recommendation of approval to the City Council.

**Financial Impact/Budget:**

No financial impacts have been identified.

**Legal issues:** The City Attorney's office has reviewed the request and did not have any concerns.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

The proposed text amendment was presented with other potential text amendments in a Council Workshop on March 16, 2015.

**Attachments:**

1. Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 21.03.080 INDUSTRIAL DISTRICTS (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING LOCATION OF LOADING DOCKS**

**Recitals:**

This ordinance amends the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code), to remove a restriction on the location of loading docks within industrial zone districts.

The City Council desires to maintain effective development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions.

The City Council has also recently developed an Economic Development Plan and desires that development regulations be reviewed and amended where necessary and possible to facilitate economic development.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business and streamlining development review processes.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended adoption of the proposed amendment, finding the proposed amendments consistent with the vision, goals and policies of the Comprehensive Plan.

Following public notice and a public hearing as required by applicable law, the Grand Junction City Council finds and determines that the proposed amendments implement the vision, goals and policies of the Comprehensive Plan, and that they are in the best interest of the community and its citizens, and should be adopted.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

**Subsection 21.03.080 is amended as follows (deletions struck through, additions underlined):**



(a) **I-O: Industrial/Office Park.**

(1) Purpose. To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

~~(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.~~

~~(iii)~~ (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-O district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(A) Vibration. Except during construction or as authorized by the City, an activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

~~(iv)~~ (iii) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas

shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

**(b) I-1: Light Industrial.**

(1) Purpose. To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

~~(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.~~

~~(iii)~~ (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-1 district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(A) Vibration. Except during construction or as authorized by the City, an activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or

expansion, even for existing uses, shall be provided to the Director.

(iv) (iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and

(D) Screening of dumpsters is not required.

(c) **I-2: General Industrial.**

(1) Purpose. To provide areas of heavy and concentrated fabrication, manufacturing and industrial uses which are compatible with adjacent uses, easy semi-tractor trailer access to the State highway system and/or railroads and the availability of public services and facilities. Conflicts between the I-2 district must be minimized with other uses by orderly transitions and buffers between uses.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

~~(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.~~

~~(iii)~~ (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-2 district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(A) Vibration. Except during construction or as authorized by the City, an activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

(iv) (iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required;

(D) Screening of dumpsters is not required; and

~~(E) Director may approve outdoor storage as a principal use without requiring a conditional use permit.~~

**All other parts of Section 21.03.080 shall remain in full force and effect.**

INTRODUCED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



Date: May 5, 2015  
 Author: Jim Finlayson  
 Title/ Phone Ext: Information  
Technology Director/1525  
 Proposed Schedule: May 20, 2015  
 Bid # (if applicable): RFP-3890-14-NJ

Attach 7

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Contract for Development of a Wireless Telecommunications Master Plan
<b>Action Requested/Recommendation:</b> Authorize the Purchasing Division, on Behalf of the Grand Junction Regional Communication Center, to Enter into a Contract with CityScope Consultants, Inc. for the Development of a Wireless Telecommunications Master Plan in the Amount of \$147,835
<b>Presenter(s) Name &amp; Title:</b> Jim Finlayson, Information Technology Director Jay Valentine, Internal Services Manager

**Executive Summary:**

The Grand Junction Regional Communications Center (GJRCC) would like to enter into a contract with CityScope Consultants, Inc. for consulting services for an amount of \$147,835. CityScope Consultants, Inc. will assist in the development and provide a Wireless Telecommunications Master Plan (WTMP) for cellular coverage areas identified as Study Areas A, B, C, and the 201 Service Boundary.

**Background, Analysis and Options:**

Wireless connectivity has become an increasingly important part of internet use. In response, more and more communities are preparing Wireless Telecommunication Master Plans (WTMPs) to help guide the development and construction of wireless infrastructure. The purpose and intent of the WTMP are similar to the goals and objectives of other long-range infrastructure plans, such as roadway improvement and the extension of water and sewer lines. The WTMP for cell sites combines land-use planning strategies with industry accepted radio frequency (RF) engineering standards to create an illustrative planning tool which complements zoning regulations. The WTMP also offers strategies to reduce cell tower infrastructure by promoting collocate wireless deployment opportunities for service providers, thus minimizing tower proliferation.

In addition to the community-wide benefits of the WTMP, the Plan will be of significant importance to the Grand Junction Regional Communication Center. First responders throughout Mesa County rely more and more on cellular data communication in the field, as do 911 callers in an emergency situation. NextGen 911 depends on cellular communication and the future FirstNet Public Safety communication will be based on cellular wireless technology. Coverage limitations throughout Mesa County have been identified and planning by the carriers does not prioritize public safety needs.

Benefits of a WTMP are multi-faceted, addressing community, economic development and planning needs, as well as emergency services needs. A comprehensive approach to wireless development will align the needs of wireless broadband service providers with optimal infrastructure solutions that will support government and community objectives, allowing for infrastructure planning and development that will accommodate multiple providers, improve public safety and help to attract and retain residents and businesses.

A formal Request for Proposal was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s Purchasing website, and advertised in The Daily Sentinel. Four companies submitted formal proposals, which were found to be responsive and responsible. Those companies were:

<b>FIRM</b>	<b>LOCATION</b>
City Scope Consultants	Boca Raton, FL
CES Network Services	Dallas, TX
Mobile Pulse, Inc.	Denver, CO
RVW, Inc.	Columbus, NE

After careful evaluation of the proposals received, CityScope Consultants, Inc. was selected as the preferred proposer.

As a result of the Scope of Work developed in the Request for Proposal and the final Scope of Work as negotiated with CityScope Consultants, Inc., it is expected that the Consultants will provide the following:

- (1) identify existing telecommunications assets that are available for co-locations;
- (2) identify areas of the city that are suitable for new telecommunications towers;
- (3) establish different land use application forms that are particular to
  - Federal mandatory co-locations (§6409 or Spectrum Act applications)
  - stealth or concealed telecommunications facilities
  - DAS and small cell facilities
  - new towers
  - non-mandatory co-locations (§332 co-locations)
  - temporary telecommunications facilities
  - right-of-way use and pole attachment applications;
- (4) propose amendments to the section of the Zoning and Development Code dealing with telecommunications facilities (GJMC 21.04.040(q)), that
  - (a) implement federal and state shot clocks (time limits for processing applications);

- (b) implement other procedural requirements outlined by the FCC and court cases construing those requirements (such as the recent *T Mobile* case);
  - (c) eliminate the requirement for a conditional use permit for new towers in certain areas of the city;
  - (d) deal with tower spacing and setback requirements that can have the effect of discriminating among similar service providers or of prohibiting personal wireless services;
  - (e) deal with temporary telecommunications towers
  - (f) deal with telecommunications facilities in the public rights-of-way
  - (g) articulate clear standards for stealth / concealed facilities
  - (h) provide incentives for locating towers in certain areas of the city deemed suitable for new towers
  - (i) establish co-locations requirements that have the effect of mitigating unnecessary tower proliferation
  - (j) protect viewsheds, historic structures, and areas of significant historic or cultural significance;
- (5) Provide training for the planning staff and the planning commission relative to the new code provisions and different types of telecommunications land use applications;
- (6) Consult with the legal department on tower leasing terms.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 11:** Public facilities and services for our citizens will be a priority in planning for growth.

Policy A: The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

The Wireless Telecommunications Master Plan will provide a strategy for the development of this important community infrastructure.

**How this item relates to the Economic Development Plan:**

**Goal:** Support and facilitate access and expansion of important technological infrastructure in the City.

The Wireless Telecommunications Master Plan supports several of the action steps including:

- Identify core commercial and industrial areas in the city and work with providers to identify broadband capabilities and needs in these areas.
- Continue to map cell phone coverage and work with service providers to address deficiencies.
- Review existing regulations to make sure that they are cell tower friendly and incentivize stealth technology.

**Board or Committee Recommendation:**

The Grand Junction Regional Communication Center Board, at their December 15, 2014, approved moving forward with the Wireless Telecommunications Master Plan and providing the local funding.

**Financial Impact/Budget:**

Funds for this project are budgeted in the Communications Center Fund.

**Legal issues:**

As illustrated in the “Background, Analysis and Options” section above, the Consultants will be expected to consult with the legal department on tower leasing terms, as well as provide feedback and suggestions relating to current Code and Law requirements.

**Other issues:**

No other issues have been identified at this time.

**Previously presented or discussed:**

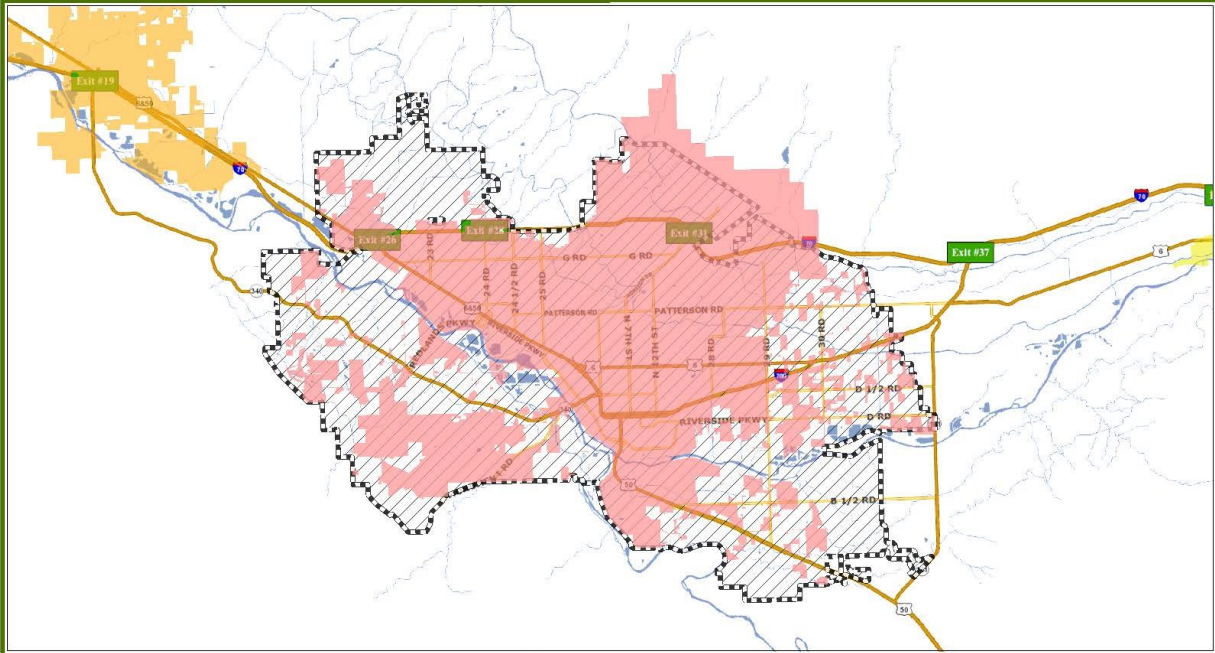
The Wireless Telecommunications Master Plan was discussed at the City Council Retreat on January 16, 2015 and at the City Council workshop on January 19, 2015 in the context of the broadband discussion.

**Attachments:**

The 201 Services Boundary and Service Area Maps of A, B, C are attached.



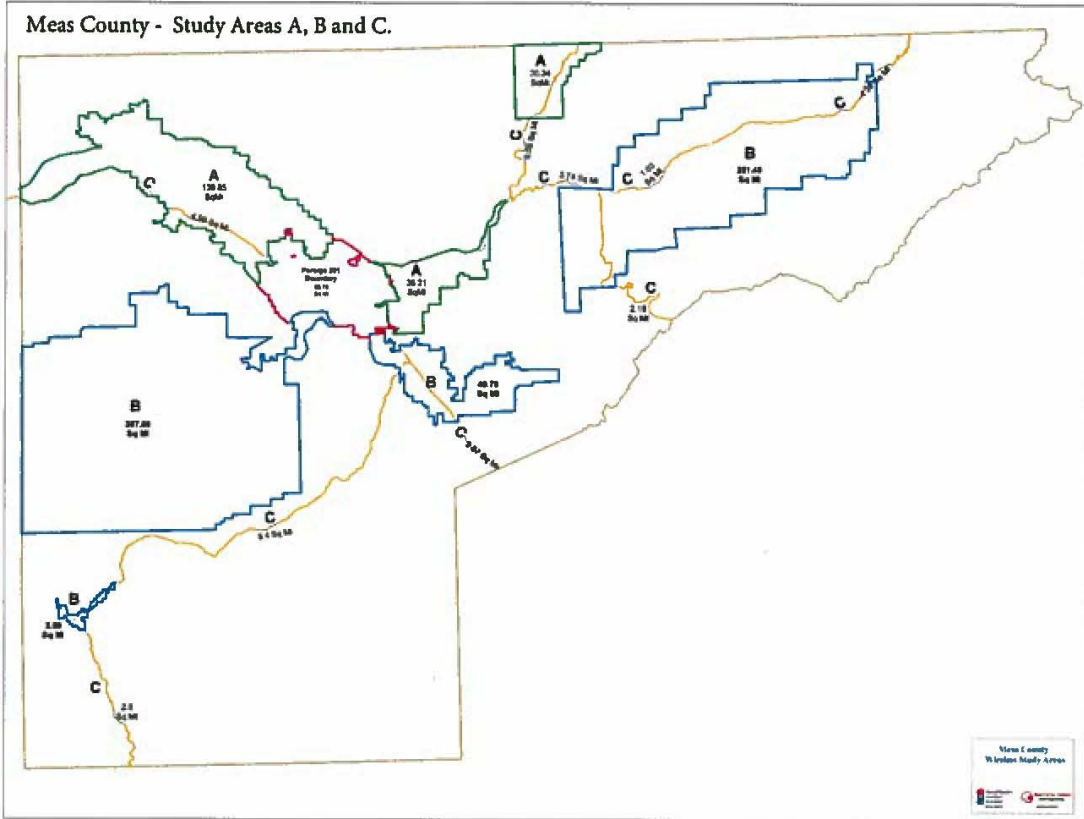
# City of Grand Junction - 201 Service Boundary



Date: 7/30/2014  
1 inch = 6,974 feet



Meas County - Study Areas A, B and C.





Date: 2/25/15  
 Author: Scott Hockins  
 Title/ Phone Ext: Purchasing Supervisor  
x1484  
 Proposed Schedule: May 13, 2015  
 2nd Reading (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_ IFB-4034-

Attach 8

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Purchase Two Compressed Natural Gas (CNG) Cargo Vans
<b>Action Requested/Recommendation:</b> Approve the Purchase of Two CNG Cargo Vans from Spradley Barr Ford of Greeley, CO in the Amount of \$66,382
<b>Presenter(s) Name &amp; Title:</b> Jay Valentine, Internal Services Manager

**Executive Summary:**

This purchase of two CNG cargo vans will replace the City Warehouse delivery van and the Parking Technician Services vehicle.

**Background, Analysis and Options:**

These 2016 Ford Transit Connect Alternative Fuel Cargo Vans are replacements to the fleet and will be purchased through accruals in the Fleet Replacement Fund. The additional cost for the CNG engine will be covered through grant funding.

The Fleet Services Division administers the equipment replacement program and vehicle operating budgets. This includes evaluation and determination of equipment replacement, preparation of specifications which ensure acquisition of effective equipment and asset management of all equipment from purchase through disposal.

A formal Invitation for Bids was completed via the Rocky Mountain Bid System, an on-line site for government agencies to post solicitations, and advertised in The Daily Sentinel. E-mail notifications were also sent to selected local dealers. One vendor responded in accordance with specified requirements.

<b>Company</b>	<b>Location</b>	<b>Amount</b>
Spradley Barr Ford	Greeley, CO	\$66,382

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 12:** *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

This purchase will positively affect the environment by using Compress Natural Gas compared with gasoline.

**How this item relates to the Economic Development Plan:**

**Policy 1.6 Investing in and Developing Public Amenities**

This purchase helps facilitate the City's Internal Services through responsive and cost effective public services

**Board or Committee Recommendation:**

The Fleet Replacement Committee has evaluated these replacements and recommends approval.

**Financial Impact/Budget:**

This purchase is budgeted and will be funded out of the Fleet Replacement Fund. The incremental cost of going from gasoline to Compressed Natural gas engines will be funded through an awarded DOLA grant.

**Legal issues:**

A contract in a form and with content acceptable to the City Attorney will be used for the purchase if it is authorized.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

Although not specifically discussed, vehicle replacements were part of the 2015 budget discussions.

**Attachments:**

None.



Date: May 8, 2015  
 Author: Tim Barker  
 Title/ Phone Ext: Fleet Services  
 Supervisor 1533  
 Proposed Schedule: May 20, 2015  
 Bid #: IFB-4031-15-NJ

Attach 9

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Purchase Four Compressed Natural Gas (CNG) Long Bed Pickup Trucks
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Purchase Four CNG Long Bed Pickup Trucks from Johnson Auto Plaza for \$143,998.80
<b>Presenter(s) Name &amp; Title:</b> Jay Valentine, Internal Services Manager

**Executive Summary:**

The long bed pickup trucks are a part of the resources needed to provide ongoing maintenance in the Parks, Engineering, and Water Distribution Divisions. This equipment will be used for transporting crews and equipment necessary to perform departmental functions. This equipment is a scheduled replacement for each user department and has gone through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

**Background, Analysis and Options:**

A formal solicitation was advertised on Rocky Mountain E-Purchasing System and in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete trucks per our specifications. Bids were requested for CNG powered engines and requested they provide cost difference between Diesel and CNG power.

The following firms responded to the request:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST CNG</b>	<b>Incremental Cost</b>
Johnson Auto Plaza	Denver Colorado	143,998.80	32,300

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 12:** *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

This purchase will positively affect the environment by using CNG compared with Gasoline.

**How this item relates to the Economic Development Plan:**

1.6 Investing in and Developing Public Amenities

These vehicles are part of the resources needed to maintain and develop a system of regional, neighborhood and community parks protecting open space corridors for recreation and multi-modal transportation.

**Board or Committee Recommendation:**

This equipment replacement was approved by the equipment committee and Fleet Services.

**Financial Impact/Budget:**

Budgeted funds for the purchase of gas powered units have been accrued in the Fleet Replacement Internal Service Fund. The incremental cost of going from gasoline to compressed natural gas engines will be funded through a recently awarded DOLA grant.

**Legal issues:**

The purchase, if authorized, will be made pursuant to a contract the form of which has been approved by the City Attorney.

**Other issues:**

The price differential between Diesel and GNG engine will be recovered through Grant Funding. These units have a 10 year life expectancy.

**Previously presented or discussed:**

This purchase was part of the annual budget review process.

**Attachments:**

None.



Date: May 8, 2015  
 Author: Stephanie Tuin  
 Title/ Phone Ext: City Clerk, \_\_\_\_\_ x  
1511  
 Proposed Schedule: May 20, 2015  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

Attach 10

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Council Committee Assignments for 2015 - 2016
<b>Action Requested/Recommendation:</b> Adopt Proposed Resolution
<b>Presenter(s) Name &amp; Title:</b> City Council

**Executive Summary:**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

**Background, Analysis and Options:**

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees and commissions as well as a number of outside organizations.

**How this item relates to the Comprehensive Plan Goals and Policies:**

This item does not relate to the Comprehensive Plan or the Economic Development Plan.

**Board or Committee Recommendation:**

None.

**Financial Impact/Budget:**

There is no financial impact.

**Legal issues:**

The City Attorney and the City Clerk have reviewed and approved the form of the Resolution assigning Councilmembers to the various, boards, committees and commissions.

**Other issues:**

None

**Previously presented or discussed:**

This item was discussed at the May 6, 2015 pre-meeting and read into the record at the May 6, 2015 City Council meeting.

**Attachments:**

Proposed Resolution including the 2015/2016 Assignment List



**RESOLUTION NO. \_\_\_\_\_-15**

**A RESOLUTION APPOINTING AND ASSIGNING  
CITY COUNCILMEMBERS TO REPRESENT THE CITY  
ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS, AUTHORITIES, AND  
ORGANIZATIONS**

**Recitals:**

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

At its meeting on May 20, 2015 the City Council appointed its members to serve, in accordance with the bylaws of the board and/or applicable law, on the following boards, commissions, committees and organizations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
GRAND JUNCTION COLORADO THAT:**

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor and President of the City Council

ATTEST:

\_\_\_\_\_  
City Clerk

## **CITY COUNCIL FORMAL ASSIGNMENTS**

Individual Members are assigned for each of the following:

<b>Board/Organization</b>	<b>Meeting Day/Time/Place</b>	<b>2015 Assignments</b>
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 a.m. different municipalities	Martin Chazen
Downtown Development Authority/Downtown BID	2 <sup>nd</sup> and 4 <sup>th</sup> Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly	Martin Chazen
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 11:30 am @ Linden Pointe Community Room	Barbara Traylor Smith
Grand Junction Regional Airport Authority	Usually 3 <sup>rd</sup> Tuesday @ 5:15 pm @ Airport Terminal Building (workshops held the 1 <sup>st</sup> Tuesday when needed)	Rick Taggart
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 <sup>st</sup> Tuesday @ noon @ various locations	Barbara Traylor Smith Alternate – Phyllis Norris
Parks & Recreation Advisory Committee	1 <sup>st</sup> Thursday @ noon @ various locations (usually at Parks Administration Offices)	Chris Kennedy
Riverfront Commission	3 <sup>rd</sup> Tuesday of each month at 5:30 p.m. in Training Room A, Old Courthouse	Bennett Boeschstein
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Bennett Boeschstein
Grand Valley Regional Transportation Committee (GVRTC)	4 <sup>th</sup> Monday @ 3:00 pm @ GVT Offices, 525 S. 6 <sup>th</sup> St., 2 <sup>nd</sup> Floor	Phyllis Norris
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 <sup>th</sup> Street	Barbara Traylor Smith
Colorado Water Congress	Meets 3-4 times a year in Denver	Duncan McArthur
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	City Manager and open to any and all
5-2-1 Drainage Authority	Meets quarterly, generally the 4 <sup>th</sup> Wednesday of month at 3:00 p.m. in Old Courthouse in Training Rm B	Duncan McArthur
Club 20	The board of directors meet at least annually. The time and place for board meetings are determined by the Executive Committee.	Rick Taggart
Orchard Mesa Pool Board	Meets on the first Friday of each month at 8:00 A.M. at a designated location.	Duncan McArthur

<b>Ad Hoc Committees</b>	<b>Date/Time</b>	<b>2015 Council Representative</b>
Avalon Theatre Committee	TBD	Chris Kennedy
Council Agenda Setting Meeting	Wednesday before next City Council Meeting in the a.m.	Mayor Pro Tem
Las Colonias Committee	TBD	Bennett Boeschstein
Matchett Park Committee	TBD	Chris Kennedy
Mesa County Fire Study	TBD	Phyllis Norris
Quarterly Budget Reviews	Quarterly - TBD	Rick Taggart and Chris Kennedy
Homeless/Vagrancy Committee	TBD	Duncan McArthur, Bennett Boeschstein, Marty Chazen
Property Committee	TBD	Barbara Traylor Smith, Bennett Boeschstein

### **Other Boards**

<b>Board Name</b>	<b>Date/Time</b>	<b>2015 Council Representative</b>
Associated Members for Growth and Development (AMGD)	1 <sup>st</sup> Wednesday, 8:00 a.m., Realtors Association Offices, 2743 Crossroads Blvd.	Duncan McArthur is facilitator, Open to all
Building Code Board of Appeals *	As needed	NA
Commission on Arts and Culture *	4 <sup>th</sup> Wednesday of each month at 4:00 p.m.	NA
Forestry Board *	First Friday of each month at 8:00 a.m.	NA
Historic Preservation Board *	1 <sup>st</sup> Tuesday of each month at 4:00 p.m.	NA
Horizon Drive Association Business Improvement District *	3rd Wednesday of each month at 10:30 a.m.	NA
Grand Valley Trails Alliance	New board, meetings time not established	
Persigo Board (All City and County Elected)	Annually	
Planning Commission *	2 <sup>nd</sup> and 4 <sup>th</sup> Tuesday at 6:00 p.m.	NA
Public Finance Corporation *	Annual meeting in January	NA
Ridges Architectural Control Committee *	As needed	NA

Riverview Technology Corporation *	Annual meeting in January	NA
State Leasing Authority *	2 <sup>nd</sup> Tuesday in January other times as needed	NA
Urban Trails Committee *	2 <sup>nd</sup> Tuesday of each month at 5:30 p.m.	NA
Visitor and Convention Bureau Board of Directors *	2 <sup>nd</sup> Tuesday of each month at 3:00 p.m.	NA
Zoning Code Board of Appeals *	As needed	NA

\*No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on particular board



Attach 13

## CITY COUNCIL AGENDA ITEM

Date: May 5, 2015

Author: Kristen Ashbeck

Title/ Phone Ext: Senior Planner x1491

Proposed Meeting Date:

Hearing : May 20, 2015

2nd Meeting with Action Plan : June 17, 2015

File # (if applicable): CDBG 2015-01

**Subject:** Community Development Block Grant (CDBG) 2015 Program Year Funding Requests

**Action Requested/Recommendation:** Approve the CDBG City Council Workshop Recommendations for Funding the 2015 Program Year and Set a Public Hearing for Adoption of the 2015 One-Year Action Plan for June 17, 2015

**Presenter(s) Name & Title:** Tim Moore, Deputy City Manager  
Kristen Ashbeck, CDBG Administrator

**Executive Summary:** City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds.

At this meeting, the City Council will receive public input on the use of the 2015 CDBG allocation.

**Background, Analysis and Options:** CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2015 Program Year will begin September 1, 2015. Applications for funding were solicited and received by the City in March. The City has received grant requests of \$510,568 from outside agencies and has identified three City capital improvements projects totaling \$526,415 that would be eligible for CDBG funding for a total of \$1,036,983 in grant requests. The City will receive \$374,788 for the 2015 Program Year and has \$51,462 remaining from 2014 funds to be allocated with the 2015 funds.

At its May 4, 2015 workshop, City Council established a work plan for the 2015 Program Year by recommending which projects should be funded. In addition, City Council approved re-distribution of a portion of the remaining 2014 funds as follows: \$18,000 funds retained for program administration for the remainder of the 2014 Program Year (August 31, 2015); and \$30,000 to fund a Housing Needs Assessment. This leaves an unexpended amount of \$3,462 to be reallocated with the 2015 funds.

The final funding decision will be made by the City Council at its meeting on May 20, 2015 and final adoption of the 2015 Program Year Action Plan will occur at the June 17, 2015 meeting. Attached is a summary of the applications for 2015 funding.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The projects proposed for CDBG funding meets the following goal of the Comprehensive Plan.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and neighborhoods and special needs populations.

**Board or Committee Recommendation:** No board or committee reviews this.

**Financial Impact/Budget:** 2015 CDBG appropriation is \$374,788 and the balance of non-allocated and unexpended funds from 2014 of \$3,899 for a total allocation amount of \$378,687.

**Summary of Recommended Funding:** On May 4, 2015 City Council met in a workshop to discuss the funding requests and recommended funding for the projects listed below and on the attached spreadsheet of funding requests.

	<b>PROPOSED PROJECT</b>	<b>RECOMMENDED FUNDING</b>	<b>FUNDS LEVERAGED</b>
-	2014 Administration	\$18,000	-
-	2014 Housing Study	\$30,000	\$10,000
1	Program Administration	\$43,000	-
2	STRiVE Diagnostic Clinic	\$4,500	\$22,500
3	Mind Springs Outpatient Services Expansion	\$23,910	\$525,000
4	W CO Suicide Prevention Bridges Program	\$8,860	\$6,500
5	Gray Gourmet Program	\$9,950	\$19,880
6	Foster Grandparent Program	\$8,998	\$330,195
7	Karis Asset House Improvements	\$10,200	\$231,197
8	Housing Resources of Western CO Emergency Repair Program	\$22,500	\$7,500
9	Homeless Shelter HVAC Energy Improvements	\$28,293	\$9,100
10	Grand Valley Catholic Outreach Transitional Housing Rehabilitation	\$4,000	\$1,400
11	STRiVE Group Home	\$27,210	-

	HVAC Replacement		
12	Partners Program Office Safety Improvements	\$27,500	\$20,000
13	Orchard Ave Elementary Safe Routes to School	\$55,551	-
14	Westlake Park Neighborhood Pedestrian Safety Improvements	\$103,778	-

**Total Allocation:** \$426,250

**Total Funds Leveraged:** \$1,163,272

**Legal issues:** The process for allocating funding is specified in the HUD/CDBG regulations. Close adherence to those regulations ensures that the funding may be properly awarded and used in the community. The City Attorney is aware of no regulatory/compliance issues in the local administration of the program.

**Other issues:** No other issues have been identified.

**Previously presented or discussed:** City Council discussed this item at its May 4, 2015 workshop.

**Attachments:**

- A. Summary of 2015 Funding Requests
- B. CDBG Evaluation Criteria
- C. 2015 CDBG Program Year Schedule
- D. History of CDBG Projects 1996-2014
- E. Spreadsheet of 2015 Funding Requests

## **ATTACHMENT A: SUMMARY OF 2015 FUNDING REQUESTS**

### **1 Program Administration – Cannot Exceed 20% of Allocation (\$74,957)**

The City allocated \$43,000 2014 CDBG funds for general administration of the program and a portion of staff salary (\$40,000 towards staff salary and \$3,000 for other program administration costs). There is a balance of \$51,462 of unexpended 2014 funds of which \$18,000 will be retained for administration costs for the remainder of the 2014 CDBG Program Year (August 31, 2015) and \$30,000 has been earmarked to use towards a Grand Valley Housing Needs Assessment. Council can consider what level of CDBG funding they would like to use for 2015 Program Administration.

**Funds Requested: \$43,000**  
**Recommended Funding: \$43,000**

### **SERVICES PROJECTS – Cannot Exceed 15% of 2015 Allocation (\$56,218)**

#### **2 STRiVE – Diagnostic Clinic**

STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and is costly. CDBG funds would be used to provide this service to 3 clients. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 1998 (\$200,000), 2001 (40,000), 2009 (\$40,000), 2011 (\$9,924), 2012 (\$25,000) and 2013 (\$20,000). All funds have been expended and projects closed out.

**Total Project Cost: \$27,000**  
**Funds Requested: \$4,500**  
**Recommended Funding: \$4,500**

**FUNDING CONCERNS: None**

#### **3 Karis, Inc. – Asset House Improvements**

Karis, Inc. owns and operates the Asset House, a nine-bed transitional facility for homeless individuals, teens and families. They are in the process of remodeling the home to expand living and common areas, upgrade the kitchen and bathrooms and add two new bedrooms for clients. CDBG funds would be used to purchase a table and 8 chairs for the common dining area. This part of Karis' request is considered public services. The other part of the request is a facility improvement – refer to project 13. Karis received \$85,000 CDBG funds in 2012 to purchase The House, a safe place for western slope teens. Funds have been expended and the project closed out.

**Total Project Cost: \$242,397**  
**Funds Requested: \$4,000**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS: None**



**4 Hilltop Community Resources, Inc. – Family First Program**

Hilltop’s Family First program promotes healthy families and prevent child abuse and neglect. It is a parenting education and support program serving at-risk families with young children. CDBG funds would be used for program supplies, client supplies and transportation costs to be able to serve 8 more families. Hilltop received CDBG funding in 2004 (\$50,000), 2007 (\$24,547) and 2013 (\$86,840) for other facilities and 2014 (\$10,320) for Latimer House programs. All funds have been expended and the projects closed out except for the 2014 grant which is expected to be completed by July 2015.

**Total Project Cost: \$406,675**  
**Funds Requested: \$20,000**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** HUD prefers previous year funds be expended before 2015 funds are allocated.

**5 Counseling and Education Center (CEC) - Low Income Counseling Services**

This program provides counseling services for low income citizens. Funds are requested to help pay for 103 more counseling sessions for an estimated 26 clients. The number of persons served is directly related to the amount of funding received. CEC received CDBG funding for this purpose in 2007 (\$7,181), 2010 (\$6,682), 2012 (\$7,000), 2013 (\$7,000) and 2014 (\$3,000). All funds have been expended and the projects closed out.

**Total Project Cost: \$247,159**  
**Funds Requested: \$7,000**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** None

**6 Mind Springs Health – Outpatient Services Expansion**

Mind Springs Health provides mental wellness, behavioral change and substance abuse treatment and services and operates a mental health hospital (we funded hospital room furnishings with 2014 CDBG). Their services have increased 23% in the last 12 months and they have had to hire 17 individuals to handle the increased coordination, scheduling and supervision of clients. CDBG funds are requested to purchase furnishings for office spaces for the new hires. Mind Springs Health received 2014 CDBG funds (\$31,164) – funds have been expended but not drawn yet.

**Total Project Cost: \$611,188**  
**Funds Requested: \$23,910**  
**Recommended Funding: \$23,910**

**FUNDING CONCERNS:** Since 33% of the clients served by Mind Springs Health live in the City limits, CDBG funds can only pay for 33% of the project costs. Mind

Springs will need to document that the other 67% of the project has been paid for with other funds. Original request was \$76,188, minimum request \$35,000.

**7 Western Colorado Suicide Prevention Foundation – Bridges Program**

The Bridges program provides emergency counseling for children, teens and young adults at risk for suicide who do not financial resources to obtain assistance. School counselors refer potential students to the program. Western Colorado Suicide Prevention Foundation has not received CDBG funds in the past.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$15,360**  
**Funds Requested: \$8,860**  
**Recommended Funding: \$8,860**

**8 Grand Junction Housing Authority – Highlands Senior Housing**

The Highlands Senior Housing Development will provide affordable senior housing for Grand Valley residents 62 and over. CDBG funds are requested to provide gap funding for the purchase of exercise equipment in the common recreation space within the building. This part of the Housing Authority’s request is considered public services. The other part of the request is a facility improvement – refer to project 21. GJHA received CDBG funds in 1996 (\$330,000), 1999 (\$205,000), 2002 (\$41,720), 2003 (\$335,450), 2005 (\$127,500), 2006 (\$178,630), 2009 (\$100,000), 2011 (\$101,205) and 2014 (\$50,000) for numerous housing developments. All projects have been completed and closed out.

**FUNDING CONCERNS:** None

**Total Project Cost: \$15,834,194**  
**Funds Requested: \$9,845**  
**Recommended Funding: \$ 0**

**9 St. Mary’s Foundation – Gray Gourmet Program**

The Gray Gourmet program prepares, serves and delivers a hot and nutritious lunchtime meal for Mesa County seniors ages 60 and older. The program fosters health, independence and wellbeing. Volunteers deliver meals to homebound, frail and recovering elderly that do not have the means to travel to one of the serving locations. CDBG funds would fund 3 more volunteers delivering approximately 500 more meals on selected routes within the City limits. Gray Gourmet received CDBG funds in 2004 (\$10,000), 2007 (\$20,500), 2008 (\$20,500), 2010 (\$20,500) and 2012 (\$16,625) for this purpose as well as for the purchase of food and commercial grade kitchen appliances. All projects have been completed and closed out.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$29,830**  
**Funds Requested: \$9,950**  
**Recommended Funding: \$9,950**

**10 St. Mary's Foundation – Senior Companion Program**

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. CDBG funds would be used to reimburse 2 new volunteers that live within the City limits for mileage expenses that support 6 more clients within the City limits. The Senior Companion Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$8,000), 2007 (\$10,000), 2009 (\$12,000), 2011 (\$8,000), 2012 (\$8,000), 2013 (\$8,000) and 2014 (\$10,000). All funds have been expended and projects closed out except for the 2014 grant which has a balance of 50% remaining.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$230,041**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$ 0**

**11 St. Mary's Foundation – Foster Grandparent Program**

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would allow for the addition of 6 volunteers to serve 66 more students. Foster Grandparent Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000) and 2013 (\$10,000). All funds have been expended and projects closed out.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$340,195**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$8,998**

**CAPITAL IMPROVEMENTS PROJECTS**

**12 Karis, Inc. – Asset House Improvements**

Karis, Inc. owns and operates the Asset House, a nine-bed transitional facility for homeless individuals, teens and families. They are in the process of remodeling the home to expand living and common areas, upgrade the kitchen and bathrooms and add two new bedrooms for clients. CDBG funds would be used to

purchase major appliances for the home. This part of Karis' request is considered facility improvements. The other part of the request is a facility improvement – refer to project 4. Karis received \$85,000 CDBG funds in 2012 to purchase The House, a safe place for western slope teens. Funds have been expended and the project closed out.

**Total Project Cost: \$242,397**  
**Capital Funds Requested: \$10,200**  
**Recommended Funding: \$10,200**

**FUNDING CONCERNS:** None

### **13 Housing Resources of Western Colorado – Emergency Repair Program**

Housing Resources provides low income residents with 24-hour emergency repair including roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative coolers. CDBG funding is requested to help pay for materials and labor for the program. Housing Resources expects to serve 75 city residents through the program. CDBG funds have been granted to Housing Resources in 2000 (\$55,000), 2001 (\$130,000), 2004 (\$50,000), 2005 (\$35,000) and 2009 (\$120,000) for the acquisition and rehabilitation of various housing developments. All funds have been expended and the projects closed out.

**Total Project Cost: \$30,000**  
**Capital Funds Requested: \$22,500**  
**Recommended Funding: \$22,500**

**FUNDING CONCERNS:** An Environmental Review will need to be completed for each property proposed for repair/rehabilitation. Applicant will need to document household income and determine if client lives with the City limits.

### **14 HomewardBound of the Grand Valley, Inc. – Shelter HVAC Energy Improvements**

HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. An energy audit was completed for the community homeless shelter which reported that rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds are requested to replace 3 rooftop units and one evaporative cooler.

HomewardBound has received funding in the past: 2002 (\$10,000), 2007 (\$40,000), 2009 (\$21,071), 2010 (\$6,000), 2012 (\$109,971) and 2014 (\$1,500). All funds have been expended and the projects closed out.

**Total Project Cost: \$37,398**  
**Funds Requested: \$28,293**  
**Recommended Funding: \$28,293**

**FUNDING CONCERNS:** None

**15 Grand Valley Catholic Outreach (GVCO) – Emergency Transitional Housing**

Grand Valley Catholic Outreach owns and operates a home at 247 White Avenue as an emergency shelter for families. CDBG funds are requested for roof repair. GVCO has received CDBG funding in the past: 1996-1999, (\$73,131), 2000 (\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000) and 2012 (\$12,638). All projects have been completed and closed out.

**Total Project Cost: \$5,400**  
**Capital Funds Requested: \$4,000**  
**Recommended Funding: \$4,000**

**FUNDING CONCERNS:** None

**16 STRiVE – Group Home HVAC Replacement**

STRiVE operates group homes for disabled person throughout the Grand Valle. CDBG funds would be used to replace the HVAC system at the home at 1260 Glenwood Avenue. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000) and 2013 (\$10,000). All funds have been expended and projects closed out except for the 2013 grant which has a 64% balance remaining.

**Total Project Cost: \$27,000**  
**Funds Requested: \$27,210**  
**Recommended Funding: \$27,210**

**FUNDING CONCERNS:** None

**17 Grand Valley Catholic Outreach (GVCO) – Pave Alley Behind St. Martin Housing Developments**

GVCO constructed the St. Martin housing development at 415 Pitkin Avenue with 24 units for homeless veterans. The alley behind the units between 2<sup>nd</sup> and 3<sup>rd</sup> Street is not paved and in poor condition. CDBG funds are requested to pave the alley. CDBG funds are requested for roof repair. GVCO has received CDBG funding in the past: 1996-1999, (\$73,131), 2000 (\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000) and 2012 (\$12,638). All projects have been completed and closed out.

**Total Project Cost: \$80,000**  
**Funds Requested: \$80,000**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** None

**18 Riverside Task Force, Inc. – Acquisition for Expansion of Dual Immersion Academy (DIA)/Riverside Community Center Campus**

The Riverside Task Force, Inc. (RTF) is seeking to expand the Riverside School Campus through the acquisition of the last remaining residential parcel east of the school. The current campus consists of the DIA elementary school, the Community Center in the old Riverside School which also houses some uses for the school and is utilized by REC, a playground and parking areas. The restored

school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, the after-school programs and other community uses on evenings and weekends. The house would be used to expand community services.

The City awarded 2008 and 2009 (total \$326,474) CDBG funds to the Riverside Task Force to acquire and demolish the structures on two properties east of the campus and School District 51 has acquired with other funds and demolished the structures on one property east of the campus.

**Total Project Cost: \$110,000**  
**Funds Requested: \$110,000**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** Acquisition will trigger Federal environmental and relocation requirements.

### **19 Mesa Youth Services (Partners)**

The main program office for Partners at 1169 Colorado Avenue is in need of safety improvements. Partners provides programs for substance abuse prevention, victim empathy, and life skills educational classes in the second floor meeting room. Currently there is only one exit from upstairs to the first level. In an emergency and that egress is unusable, up to 25 young people could be trapped. CDBG funds would be used to add a second stairwell at the west end of the building for a secondary escape. Partners received CDBG funds in 2001 (\$15,000), 2005 (\$15,000), 2008 (\$100,000) and 2013 (\$15,000). All funds have been expended and projects closed out.

**Total Project Cost: \$51,000**  
**Funds Requested: \$27,500**  
**Recommended Funding: \$27,500**

**FUNDING CONCERNS:** None

### **20 Grand Junction Housing Authority (GJHA) – Highlands Senior Housing**

The Highlands Senior Housing Development will provide affordable senior housing for Grand Valley residents 62 and over. CDBG funds are requested to provide gap funding for the purchase of major appliances for the 64 units in the first phase of construction. This part of the Housing Authority's request is considered housing construction/facility improvement. The other part of the request is a human services project – refer to project 9. GJHA received CDBG funds in 1996 (\$330,000), 1999 (\$205,000), 2002 (\$41,720), 2003 (\$335,450), 2005 (\$127,500), 2006 (\$178,630), 2009 (\$100,000), 2011 (\$101,205) and 2014 (\$50,000) for numerous housing developments. All projects have been completed and closed out.

**Total Project Cost: \$15,834,194**  
**Funds Requested: \$124,800**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** None

**21 City of Grand Junction – Orchard Ave Elementary Safe Routes to School**

A walking and biking to school audit was completed at Orchard Avenue Elementary in 2014 and several deficiencies were identified. In addition to some on-site circulation improvements that can be made, construction of segments of missing curb, gutter and sidewalk along walking routes would improve pedestrian and bicycle accessibility and safety: 285 linear feet of new curb, gutter and sidewalk along 19<sup>th</sup> Street and 161 linear feet of new curb, gutter and sidewalk along Elm Avenue. The Orchard Avenue Elementary School neighborhood is CDBG-eligible.

**Cost of 19<sup>th</sup> Street Improvements: \$55,551**  
**Cost of Elm Avenue Improvements: \$70,540**  
**Total Funds Requested: \$126,091**  
**Recommended Funding: \$ 55,551**

**FUNDING CONCERNS:** None

**22 City of Grand Junction – Westlake Park Neighborhood Pedestrian Improvements**

This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood. The Westlake Park neighborhood is CDBG-eligible.

**Total Project Cost: \$205,324**  
**Funds Requested: \$205,324**  
**Recommended Funding: \$103,778**

**FUNDING CONCERNS:** None

**23 City of Grand Junction – Whitman Park New Shelter/Restrooms**

This project would replace the restroom at the downtown Whitman Park with a new combined restroom/shelter facility. The Whitman Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1950 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.

**Total Project Cost: \$203,000**  
**Funds Requested: \$195,000**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** This project might be premature until a redevelopment strategy is established for the Park.

## **ATTACHMENT B CDBG EVALUATION CRITERIA**

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Applications for CDBG funding will be judged by the following criteria:

- Proposed project meets national Objectives, is an eligible project and meets Consolidated Plan goals
- Ability of the applicant to complete the project
- Agency capacity – history of performance, staff level and experience, financial stability
- Amount requested
- Request by applicant is consistent with agency needs

### **CDBG NATIONAL OBJECTIVES**

The mission of the CDBG program is the “development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.” Therefore, projects funded must address one or more of the following national objectives:

- Benefits low and moderate income persons
- Eliminates or prevents slum or blight
- Address an urgent community need (usually a natural disaster)

### **GRAND JUNCTION PRIORITIES 2011 FIVE YEAR CONSOLIDATED PLAN**

The Grand Junction City Council maintains a commitment to use CDBG funds for facilities, services, and infrastructure that directly benefits low-income households in Grand Junction. The Five Year Consolidated Plan outlines the following five priorities for the expenditure of CDBG funds.

- Need for non-housing community development infrastructure
- Need for affordable housing
- Needs of the homeless
- Needs of special needs populations and other human services



**ATTACHMENT C  
CITY OF GRAND JUNCTION  
2015 CDBG PROGRAM YEAR SCHEDULE**

Thursday February 12	APPLICATION WORKSHOP 2015 CDBG Program Year Grant Applications Available
Wednesday March 18	DEADLINE for Grant Applications
March 21 – April 17	STAFF REVIEW of Applications
By April 24	STAFF REPORT for Council Workshop
Monday May 4	CITY COUNCIL WORKSHOP Make recommendations on which projects to fund for 2015
Wednesday May 20	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2015 Program Year
June 3 – July 6	30-Day PUBLIC REVIEW of 2015 Annual Action Plan
Wednesday June 17	CITY COUNCIL PUBLIC HEARING Adoption of 2015 Annual Action Plan
By July 10	SUBMIT 2015 Annual Action Plan to HUD 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2015 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS

## **ATTACHMENT D: CDBG PROJECTS BY PROGRAM YEAR 1996-2014**

### **1996 PROGRAM YEAR – All Projects Completed**

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

### **1997 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

### **1998 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

### **1999 PROGRAM YEAR – All Projects Completed**

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

### **2000 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

### **2001 PROGRAM YEAR – All Projects Completed**

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

### **2002 Program Year – All Projects Completed**

- Catholic Outreach Soup Kitchen Remodel - \$50,000
- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000
- Western Slope Center For Children Remodel - \$101,280

- GJHA Affordable Housing Pre-development/ costs - \$41,720
- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

### **2003 Program Year – All Projects Completed**

- Riverside School Historic Structure Assessment - \$4,000
- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and Americorp Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

### **2004 Program Year – All Projects Completed**

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

### **2005 Program Year – All Projects Completed**

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

### **2006 Program Year – All Projects Completed**

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630
- Orchard Mesa Drainage Improvements - \$100,000

### **2007 Program Year – All Projects Completed**

- Program Administration - \$4,808
- Audio Information Network of Colorado - \$4,500

- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000
- Hilltop Daycare/Family Center Remodel - \$24,547
- Homeless Shelter Screen Wall - \$40,000

#### **2008 Program Year – All Projects Completed**

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201

#### **2009 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- HomewardBound Van Purchase - \$21,071
- Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Acquisition/Clearance - \$105,574
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$120,000
- W Slope Center for Children Main Program Building Remodel - \$65,000
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714

#### **2010 Program Year – All Projects Completed**

- CDBG Program Administration - \$60,000
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$12,000
- Partners Western CO Conservation Corps Van Purchase - \$17,000
- Counseling and Education Center - \$6,682
- Hawthorne Park Restroom Replacement - \$140,000
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725

#### **2011 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- BIC Downtown Economic Gardening - \$47,600
- GJHA Courtyard Apartments Remodel - \$101,205
- MDS Group Home Remodel - \$9,924
- Homeless Shelter Bathroom Remodel - \$30,000
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371

- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

### **2012 Program Year – All Projects Completed**

- CDBG Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- CEC Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- GVCO T-House Rehabilitation - \$12,638
- MDS Program Office Remodel - \$25,000
- Strong Families, Safe Kids Parenting Place Rehabilitation - \$14,080
- Gray Gourmet Kitchen Remodel - \$5,500
- 6<sup>th</sup> Street Sewer Realignment - \$27,500
- 6<sup>th</sup> Street Pedestrian Safety/Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

### **2013 Program Year – All Projects Completed Except as Noted**

- CDBG Program Administration - \$43,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- Marillac Clinic Homeless Services - \$10,000
- CEC Low Income Counseling Services - \$7,000
- GANG Afterschool Tutoring/Enrichment - \$3,300 (96% completed)
- Hospice Teen Grief Program - \$7,242 (51% completed)
- Marillac Clinic Dental Equipment - \$23,190
- STRIVE Parenting Place Rehabilitation - \$20,000
- Head Start Facilities Security Upgrade - \$28,050 (14% completed)
- Hilltop Opportunity Center Rehabilitation - \$86,840
- Partners Van Purchase - \$15,000
- Nisley Neighborhood Sidewalks - \$112,647

### **2014 Program Year**

- CDBG Program Administration - \$43,000
- Senior Companion Program - \$10,000 (50% completed)
- Counseling and Education Center - \$3,000 (Completed)
- Hilltop Latimer House - \$10,320 (No expenditure to date)
- Marillac Clinic Rehabilitation - \$60,000 (No expenditure to date)
- Mind Springs Health Hospital Improvements - \$31,164 (No expenditure to date)
- Salvation Army Kitchen Rehabilitation - \$25,000 (No expenditure to date)
- GJHA Walnut Park Apartments Rehabilitation - \$50,000 (Completed)
- Homeless Shelter Improvements - \$1,500 (Completed)
- B-1/2 Road Sidewalk - \$137,179 (Completed)

**ATTACHMENT E: 2015 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

		<b>2015 FUNDING</b>	<b>\$374,788</b>				<b>Maximum 2015 Administration Allocation (20%) - \$74,957</b>	
		<b>Funds Not Expended Prior Years</b>	<b>\$51,462</b>				<b>Maximum 2015 Services Allocation (15%) - \$56,218</b>	
		<b>TOTAL FUNDS FOR ALLOCATION</b>	<b>\$426,250</b>					
	<b>AGENCY</b>	<b>PROJECT TITLE</b>	<b>GRANT REQUEST</b>	<b>MIN REQUEST</b>	<b>2014 FUNDING</b>	<b>FUNDING LEVERAGE</b>	<b>PROJECT INFORMATION / STAFF COMMENTS</b>	<b>COUNCIL RECOMMENDATION</b>
<b>2014 Admin</b>	City of Grand Junction Administration	Administration 2014 Program Year Housing Needs Assessment	\$18,000 \$30,000			\$10,000 so far from housing and community partners	Authorize utilization of some funds remaining from 2014 Administration allocation and a cancelled 2014 project to hire a consultant to conduct a Housing Needs Assessment which will be used as the basis of the Analysis of Impediments to Fair Housing study and the 5-Year Consolidated Plan, both due to HUD in July 2016. \$18,000 2014 Administration retained to cover staff salary and training for remainder of 2014 Program Year as originally budgeted.	\$48,000
<b>1 2015 Admin</b>	City of Grand Junction Administration	Program Administration	\$43,000	\$5,000	\$43,000	-	General program administration, fair housing activities, development of 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing study, and a portion of staff salary. Outstanding 2014 balance retained to cover Housing Needs Assessment (see above).	\$43,000
		<b>2015 Funds Remaining for Allocation</b>	<b>\$353,250</b>				<b>SUBTOTAL ADMINISTRATION FUNDING (2014 and 2015)</b>	<b>\$91,000</b>
<b>2 Services</b>	STRIVE	Diagnostic Clinic	\$4,500	\$1,500	\$0	\$22,500	Funds to provide specialized diagnostic assessment for 3 children facing the challenges of autism, neurological conditions or developmental disabilities.	\$4,500
<b>3 Services</b>	Karis, Inc.	Asset House Improvements	\$4,000	\$4,000	\$0	\$231,197	Funds to purchase table and chairs for common dining area as part of overall remodel of transitional housing for homeless individuals, teens and families.	\$0
<b>4 Services</b>	Hilltop Community Resources, Inc.	Family First Program	\$20,000	\$6,000	\$10,320	\$14,000	Funds for program supplies, client supplies and transportation costs to serve 8 more families. No 2014 CDBG funds have been expended. Application expects expenditure by July 2015	\$0
<b>5 Services</b>	Counseling and Education Center	Low Income Counseling Services	\$7,000	\$7,000	\$3,000	\$247,159	Funds will be used to provide approximately 103 additional counseling sessions for approximately 26 low income persons residing within the Grand Junction City limits. All previous CDBG funds have been expended and projects closed out.	\$0
<b>6 Services</b>	Mind Springs Health	Outpatient Services Expansion	\$23,910 * 33% of request	\$23,910	\$31,164	\$525,000	Funds requested to purchase furnishings for office spaces for 17 new individuals that have been hired to handle 23% increase in services over the past 12 months. No 2014 funds have been expended. CDBG can only pay for 33% of project since only 33% of clients live within the City limits.	\$23,910
<b>7 Services</b>	Western Colorado Suicide Prevention Foundation	Bridges Program	\$8,860	\$5,000	\$0	\$6,500	Bridges provides emergency counseling for children, teens and young adults at risk for suicide who do not have financial resources to obtain assistance. School counselors refer potential students to the program. Applicant will need to document household income and determine if client lives within the City limits.	\$8,860

	AGENCY	PROJECT TITLE	GRANT REQUEST	MIN REQUEST	2014 FUNDING	FUNDING LEVERAGE	PROJECT INFORMATION/STAFF COMMENTS	COUNCIL RECOMMENDATION
<b>8 Services</b>	Grand Junction Housing Authority	The Highlands Senior Housing Development	\$9,845	\$9,845	\$50,000	\$15.5 Mil	The Highlands Senior Housing Development will provide affordable senior housing for Grand Valley residents 62 and over. CDBG will provide gap funding for the purchase of exercise equipment in the common recreation space within the building.	\$0
<b>9 Services</b>	St. Mary's Foundation	Gray Gourmet	\$9,950	\$9,950	\$0	\$19,880	Gray Gourmet prepares and serves a hot and nutritious lunchtime meal for seniors age 60 and older. Volunteers deliver the meals for homebound, frail and recovering seniors. CDBG would fund 3 more volunteers delivering approximately 500 more meals on selected routes within City limits.	\$9,950
<b>10 Services</b>	St. Mary's Foundation	Senior Companion Program	\$10,000	\$8,000	\$10,000	\$220,041	Funds to reimburse senior volunteers for travel expenses to/from work locations. Funding will provide for 6 more volunteers to serve 6 more clients. Outstanding balance of \$5,057 on 2014 grant to be expended by December 2015.	\$0
<b>11 Services</b>	St. Mary's Foundation	Foster Grandparent Program	\$10,000	\$8,000	\$0	\$330,195	Funds to reimburse senior volunteers for travel expenses to/from work locations. Funds will add 6 more volunteers to serve 66 more students.	\$8,998
		<b>SUB-TOTAL SERVICES REQUEST</b>	<b>\$108,065</b>				<b>SUBTOTAL SERVICES FUNDING</b>	<b>\$56,218</b>
<b>12 Housing</b>	Karis Inc.	Asset House Improvements	\$10,200	\$500	\$0	\$231,197	Funds to purchase appliances for common kitchen and laundry areas as part of overall remodel of transitional housing for homeless individuals, teens and families.	\$10,200
<b>13 Housing Rehab</b>	Housing Resources of Western Colorado	Emergency Repair Program	\$22,500	\$11,250	\$0	\$7,500	The Emergency Repair Program provides low income residents with 24 hour emergency home repair services. HRWC expects to serve 75 city residents through the program. Applicant will need to document household income and determine if client lives within City limits.	\$22,500
<b>14 Facility</b>	HomewardBound of the Grand Valley, Inc.	Shelter HVAC Energy Improvements	\$28,293	\$992	\$1,500	\$9,100	An energy efficiency audit was completed for the community homeless shelter which reported that rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds will be used to replace 3 rooftop units and one evaporative cooler. All 2014 CDBG funds have been expended and the project closed out.	\$28,293
<b>15 Facility</b>	Grand Valley Catholic Outreach	Housing Rehabilitation - Emergency Transitional House	\$4,000	\$3,500	\$0	\$1,400	GVCO operates a home at 247 White Avenue as an emergency shelter for families. The home is in need of roof repair.	\$4,000
<b>16 Facility</b>	STRiVE	Housing Rehabilitation - Group Home HVAC Replacement	\$27,210	\$5,000	\$0	\$0	STRiVE operates group homes for disabled persons throughout the Grand Valley. CDBG funds would be used to replace the HVAC system at the home at 1260 Glenwood Avenue. Applicant's cover letter indicates this project is higher priority than services project (3).	\$27,210
<b>17 Facility</b>	Grand Valley Catholic Outreach	Pave Alley	\$80,000	\$72,000	\$0	\$0	GVCO constructed the St. Martin housing development at 415 Pitkin Avenue with 24 units for homeless veterans. The alley behind the units between 2nd and 3rd Streets is not paved and in poor condition. CDBG funds would be used to pave the alley.	\$0

	AGENCY	PROJECT TITLE	GRANT REQUEST	MIN REQUEST	2014 FUNDING	FUNDING LEVERAGE	PROJECT INFORMATION / STAFF COMMENTS	COUNCIL RECOMMENDATION
<b>18 Facility</b>	Riverside Task Force, Inc.	Acquisition for DIA/Riverside Community Center Campus Expansion	\$110,000	\$85,000	\$0	\$0	Acquisition of property at 520 West Main Street to expand space for community services on the Dual Immersion Academy/Riverside Community Center campus. Acquisition will trigger Federal environmental and relocation requirements.	\$0
<b>19 Facility</b>	Mesa Youth Services (Partners)	Main Program Office Safety Improvements/New Stairwell	\$27,500* 55% of project costs	\$20,000	\$0	\$20,000	CDBG funds would be used for construction of a secondary exit from the second floor of the main program office for Partners at 1169 Colorado Avenue. 55% of Partners clients live in City limits. Thus maximum City funding for \$50,000 project is \$27,500.	\$27,500
<b>20 Facility</b>	Grand Junction Housing Authority	The Highlands Senior Housing Development	\$92,800* Eligible items only	\$124,800	\$50,000	\$15.5 Mil	The Highlands Senior Housing Development will provide affordable senior housing for Grand Junction residents. CDBG will provide gap funding for the purchase of appliances for the 64 units in the first phase.	\$0
		<b>SUBTOTAL NON-CITY CAPITAL REQUESTS</b>	<b>\$402,503</b>				<b>SUBTOTAL NON-CITY CAPITAL FUNDING</b>	<b>\$119,703</b>
<b>21 Public</b>	City of Grand Junction Public Works	Orchard Avenue Elementary Safe Routes to School	\$126,091	\$126,091	\$0	\$0	This project would construct segments of missing curb, gutter and sidewalk along walking routes for Orchard Avenue Elementary. Approximately 285 linear feet along 19th Street and 161 linear feet along Elm Avenue.	\$55,551
<b>22 Public</b>	City of Grand Junction	Westlake Park Neighborhood Pedestrian Improvements	\$205,324	\$205,324	\$0	\$0	This project would provide pedestrian improvements in the Westlake Park area to provide access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood.	\$103,778
<b>23 Public</b>	City of Grand Junction	Whitman Park Improvements	\$195,000	\$195,000	\$0	\$8,000	This project would provide for construction of a new restroom/shelter to replace the existing restroom in Whitman Park.	\$0
		<b>SUB-TOTAL CITY CAPITAL REQUESTS</b>	<b>\$526,415</b>				<b>SUBTOTAL CITY CAPITAL FUNDING</b>	<b>\$159,329</b>
<b>TOTAL PROJECT REQUESTS (excluding administration)</b>			<b>\$1,036,983</b>				<b>TOTAL FUNDING RECOMMENDATION</b>	<b>\$426,250</b>



Attach 15

## CITY COUNCIL AGENDA ITEM

**Subject:** Corner Square Outline Development Plan Amendment, Located at North 1<sup>st</sup> Street and Patterson Road

**Action Requested/Recommendation:** Adopt Proposed Ordinance Rezoning the Property on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form.

**Presenter(s) Name & Title:** Greg Moberg, Development Services Manager

### Executive Summary:

F & P Development, LLC is requesting approval of an amendment to the Outline Development Plan for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

### Background, Analysis and Options:

On November 1, 2006 the City Council approved Ordinance No. 3981 rezoning 20.7 acres, located at the southwest corner of 1<sup>st</sup> Street and Patterson Road, to PD (Planned Development) and approved the ODP (Outline Development Plan) for a mixed use development. The Developer has until December 2014 to complete the development.

The ODP was approved with the following default zones for each Pod:

- Pod A – B-1 (approved as part of Phase I)
- Pod B – B-1 (approved as part of Phase I)
- Pod C – B-1 (approved as part of Phase I)
- Pod D – B-1 (approved as part of Phase I)
- Pod E – B-1 (currently under review)
- Pod F – R-4 (approved as part of Phase I)
- Pod G – R-12 (future phase)
- Pod H – R-12 (approval as Phase II)

On June 26, 2007, the Planning Commission approved the Preliminary Development Plan (PDP) for Phase I which included the four commercial Pods along Patterson Road. With the exception of Pod B, all of these Pods have been built out and are currently occupied by retail and office uses. On March 10, 2009, the Planning Commission approved the PDP for

the apartments located on Pod H. The apartments were constructed and are currently being rented.

On August 28, 2012, the Planning Commission approved the PDP for the Corner Square Medical Office Building located on Pod E. The medical office was constructed and is currently occupied. The remaining Pod, Pod G, has not received preliminary development plan approval and is currently vacant. This is the Pod that the Developer is requesting an amendment to the ODP that would change the default zoning from R-12 to B-1 allowing a mix of commercial and residential uses.

### **Neighborhood Meeting:**

A neighborhood meeting was held on November 12, 2014 at 5:30 p.m. on site. Three neighbors were in attendance out of 49 mailings. The attending neighbors came to the meeting concerned about additional traffic, lighting and noise. They indicated that they had no concerns when it was explained that Pod G would be primarily commercial/office with multi-family residential. Other questions asked were what the design of the future buildings would be, and estimated timing of construction.

### **How this item relates to the Comprehensive Plan Goals and Policies:**

The Corner Square ODP amendment meets the following goals and policies from the Comprehensive Plan that creates a neighborhood center providing offices, shopping and services to the neighborhood, reducing the amount of trips needed for shopping and commuting.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

**Policy A:** To create large and small “centers” throughout the community that provides services and commercial areas.

**Policy B:** Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

**Policy B:** The City and County will provide appropriate commercial and industrial development opportunities.

### **How this item relates to the Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Comprehensive Plan Future Land Use Map Amendment

and Rezone meets with the goal and intent of the Economic Development Plan by providing opportunities for existing and new business to expand and relocate their businesses.

**Board or Committee Recommendation:**

The Planning Commission unanimously recommended approval at their April 14, 2015 regular meeting.

**Financial Impact/Budget:**

No direct financial impact on the City budget for this item.

**Legal issues:**

The City Attorney has reviewed and approved of the form of the ordinance.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This has not been previously discussed.

**Attachments:**

Site Location Map/Aerial Photo Map  
Future Land Use Map/Existing City Zoning Map  
Exhibit A – Ordinance 3981  
Exhibit B – Outline Development Plan (Original)  
Exhibit C – Outline Development Plan (Proposed)  
Exhibit D – General Project Report  
Ordinance

BACKGROUND INFORMATION					
Location:		2525 Meander Court			
Applicants:		Owner/Developer: F & P Land, LLC Representative: Ciavonne, Roberts & Associates			
Existing Land Use:		Vacant			
Proposed Land Use:		Mixed Use: Office and Residential			
Surrounding Land Use:	North	Commercial and Vacant			
	South	Single Family Residential			
	East	Single and Multi-Family Residential			
	West	Vacant			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development) and B-1 (Neighborhood Business)			
	South	R-5 (Residential 5 du/ac)			
	East	PD (Planned Development), R-5 (Residential 5 du/ac) and R-4 (Residential 4 du/ac)			
	West	R-12 (Residential 12 du/ac)			
Growth Plan Designation:		Neighborhood Center and Residential Medium			
Zoning within density range?		X	Yes		No

**ANALYSIS:**

**Community Benefit:**

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;

6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The Corner Square PD and the proposed amendment offers the following long-term community benefits:

1. Reduced traffic demands by creating a neighborhood center that is in walking distance of many single and multi-family residential units;
2. Extensive landscaping providing a greater quality and quantity of private open space;
3. Needed multi-family housing; and
4. Innovative design.

### **Default Zoning:**

The Developer would like to amend the original ODP by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow residential, personal service-oriented uses and commercial parking but no sales-oriented uses.

### **Uses:**

The amendment would allow B-1 uses with the following restrictions:

1. Small group living facility
2. Large group living facility
3. Unlimited group living facility
4. Cemetery
5. Outdoor kennels and/or boarding of animals
6. Outdoor storage
7. Community correction facilities
8. Hospital/mental hospital
9. Physical and mental rehabilitation (Resident)
10. Detention facilities
11. Office with drive-through
12. Movie theater, skating rink, arcade
13. Bar/nightclub
14. Food service, restaurant (including alcohol sales)
15. Fuel sales, automotive/appliance
16. General retail sales, indoor operations, display and storage
17. Produce stands
18. All other retail sales and services
19. Mini-warehouse

## Bulk Standards

B-1 bulk standards with the following deviations to maximum building size:

1. Office buildings - 25,000 sf - not including underground parking
2. Mixed used buildings - 30,000 sf - not including underground parking

## **Section 2.12.150(b)(2) of the Zoning and Development Code**

Requests for an amendment to an Outline Development Plan must demonstrate conformance with all of the following:

1. Approval Criteria. An ODP application shall demonstrate conformance with all of the following:
  - a. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The original ODP was approved on November 1, 2006. At the time of approval, the Growth Plan designation was Commercial and Residential Medium High. Pod G was designated Residential Medium High. In 2010 the City Council adopted a new Comprehensive Plan and Future Land Use Map that changed the designation of this development to Neighborhood Center including Pod G. The Neighborhood Center designation allows the following zone districts; R-8, R-12, R-16, R-O, B-1, C-1, MXR-3, MXG-3, MXS-3. In addition, on November 14, 2014, the Council approved the Mixed Use Opportunity Corridor along Patterson Road and other main thoroughfares within the City of Grand Junction. The purpose of this designation was to provide more options for mixed use development.

Therefore the proposed ODP amendment complies with the Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- b. The rezoning criteria provided in the Grand Junction Municipal Code 21.02.140;

The character and/or condition of the area has changed such that the proposed amendment is consistent with the Comprehensive Plan and meets the criteria provided in section 21.02.140 of the Grand Junction Municipal Code.

- c. The planned development requirements of Chapter 21.05 Grand Junction Municipal Code;

With the exception of the default zone change on Pod G, the proposed ODP Amendment does not change any other aspect of the original ODP and

therefore remains in conformance with the requirements of Section 21.05 of the Zoning and Development Code.

- d. The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;

Standards of the Zoning and Development Code have been met as well as the requirements for the Transportation Engineering Design Standards (TEDS).

- e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public facilities and services are available.

- f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

The proposed amendment does not modify previously approved circulation and access serving the development.

- g. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided.

- h. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed amendment allows for additional commercial uses to be located within Pod G reducing the range of residential density from 70 to 111 units to between 60 and 91 dwelling units. However the amended number of units complies with the minimum and maximum densities allowed by the Future Land Use designation of Neighborhood Center Mixed Use.

- i. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

With the exception of changing the default zone on Pod G from R-12 to B-1, the proposed ODP Amended does not change any other aspect of the original ODP leaving the original default zones for each Pod intact. The Developer has limited the uses allowed under the default zone for Pod G and the building size is limited to 25,000 square feet for office buildings and 30,000 square feet for mixed use buildings meeting the maximum buildings size allowed for buildings in the B-1 zone with a Conditional Use Permit.

Therefore the “default” or minimum standards for the entire property is appropriate.

- j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Only Pods B and G remain vacant within the Corner Square development. The completion date for both Pods is December 2017.

#### **FINDINGS OF FACT AND CONCLUSIONS:**

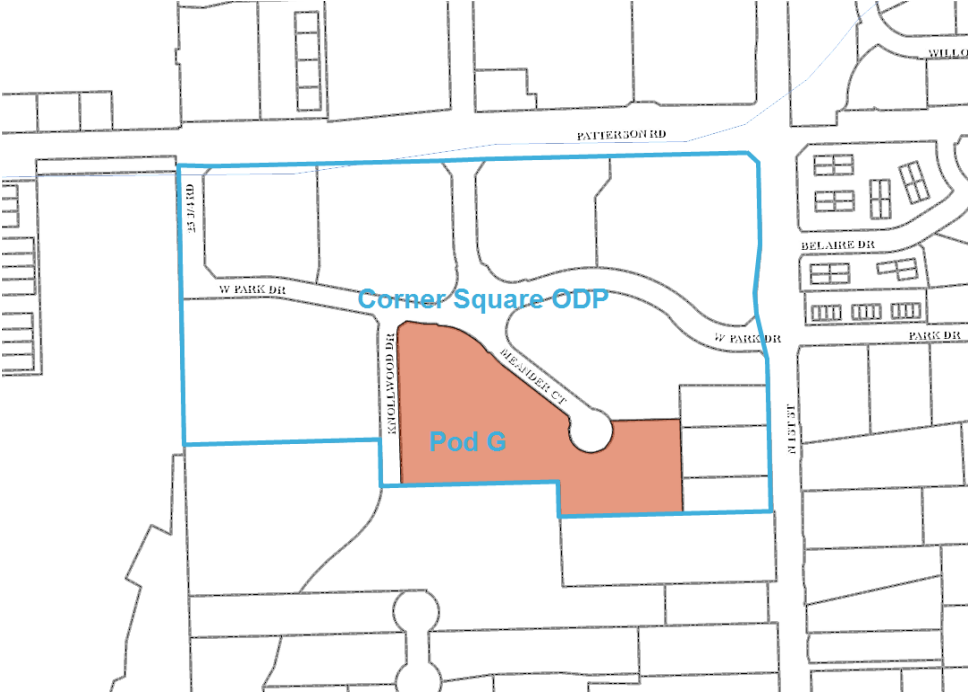
After reviewing the Corner Square Phase application, PLD-2015-79 for approval of an Outline Development Plan Amendment, I make the following findings of fact and conclusions:

3. The requested amendments to the Planned Development are consistent with the goals and policies of the Comprehensive Plan.
4. The review criteria in Section 21.02.150 of the Zoning and Development Code have been met.



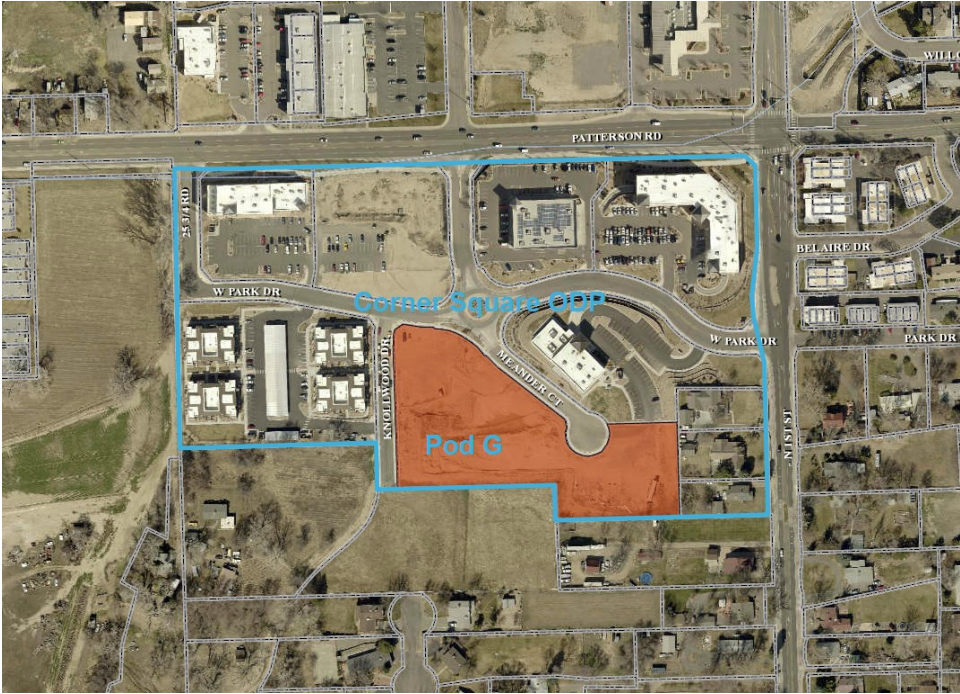
# Site Location Map

Figure 1



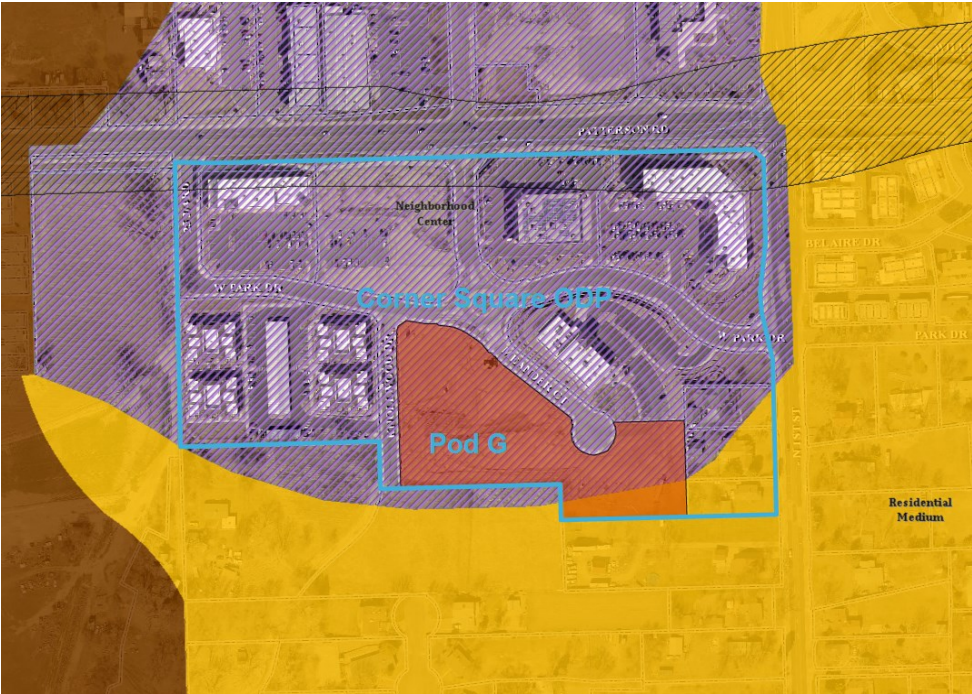
# Aerial Photo Map

Figure 2



# Future Land Use Map

Figure 3



# Existing City Zoning Map

Figure 4



# Exhibit A

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3981

AN ORDINANCE REZONING APPROXIMATELY 20.7 ACRES FROM RMF-12  
TO PD (PLANNED DEVELOPMENT)

THE 1<sup>ST</sup> AND PATTERSON PLANNED DEVELOPMENT  
LOCATED AT THE SOUTHWEST CORNER OF 1<sup>ST</sup> STREET AND  
PATTERSON ROAD

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 20.7 acres, located at the southwest corner of 1<sup>st</sup> Street and Patterson Road, be rezoned from RMF-12 (Residential Multifamily, 12 units per acre) to PD (Planned Development).

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards. Specific design standards for site design, building design and signage will be established with the Preliminary Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 2.12.B.2 of the Zoning and Development Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM RMF-12 TO PD WITH THE FOLLOWING DEFAULT ZONES AND DEVIATIONS FROM THE DEFAULT ZONING:.

Property to be Rezoned:

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24"E 1319.98 feet; Thence S 00°11'19"E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning; Thence S 89°57'24" E 591.25 feet; Thence S 34°27'55" E 24.27 feet; Thence 89°27'24" E 46.50 feet; Thence S 00°02'36" W 20.00 feet; Thence S 89°57'24" E 5.00 feet; Thence N 00°02'36" E 25.09 feet; Thence N

34°33'07" E 19.09 feet; Thence S 89°57'24" E 604.65 feet; Thence S 18°31'47"E on the west right-of-way line of North First Street 14.23 feet; Thence S 00°05'42" E 286.50 feet; Thence S 89°54'28" E 13.00 feet; Thence S 00°05'42" E 487.65 feet; Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete; Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete; Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract; Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10; Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10; Thence N 00°11'19" W 610.30 feet to the beginning. Containing 20.74 acres, more or less.

PD Zoning Standards:

See Attached Exhibit A, Outline Development Plan

A. Default Zones by Pod

- Pod A—B-1
- Pod B—B-1
- Pod C—B-1
- Pod D—B-1
- Pod E—B-1
- Pod F—RSF-4
- Pod G—RMF-12
- Pod H—RMF-12

B. Deviation of Uses by Pod

Pods A, B, C, D and E are restricted to the uses allowed in the B-1 zone district with the following modifications:

The following uses are specifically not allowed:

- Drive up/through fast food uses
- Drive up/through liquor stores
- All other drive up/through uses
- Outdoor kennels and/or boarding
- Outdoor storage
- Community Correction Facilities
- Mental health uses
- Drug and alcohol rehabilitation uses
- Halfway houses
- Law Enforcement Rehabilitation Centers

The following uses are specifically allowed (in addition to the other B-1 uses and excluding those listed above):

- Drive up/through pharmacy
- Drive up/through dry cleaners
- Veterinary clinics with indoor kennels and/or indoor boarding
- Outdoor display with a temporary use permit

Pod F is restricted to the uses allowed in the RSF-4 zone, excluding duplex units.

Pods G and H are restricted to the uses allowed in the RMF-12 zone.

### C. Deviations from Bulk Standards by Pods

Pods A, B, C, D, and E shall meet the bulk standards of the B-1 zone district with the following modifications:

- Non-residential uses require no minimum lot width.
- Non-residential uses require no minimum lot size.
- Maximum FAR shall be 0.7, excluding underground and/or under building parking garages.
- Maximum FAR shall be based on the individual Pod sizes.
- Minimum frontyard setbacks shall be 30' from the right-of-way for Patterson Road and 1<sup>st</sup> Street and 15' from all internal streets.
- Minimum rearyard setbacks shall be 0'.
- Maximum height shall be 35' for structures located in Pod E and 40' for Pods A, B, C and D, with the opportunity to request up to a 25% increase in height with Preliminary Plans. The height shall be measured from the finished grade of the adjoining parking lot.
- Maximum building size shall be 40,000 s.f. for office buildings, 20,000 s.f. for retail buildings and 45,000 s.f. for mixed use buildings.

Pods G and H shall meet the bulk standards of the RMF-12 zone district.

Pod F shall meet the bulk standards of the RSF-4 zone district with the following modifications:


- The lots cannot be further subdivided.

**INTRODUCED** on first reading on the 18th day of October, 2006 and ordered published.

**ADOPTED** on second reading this 1<sup>st</sup> day of November, 2006.

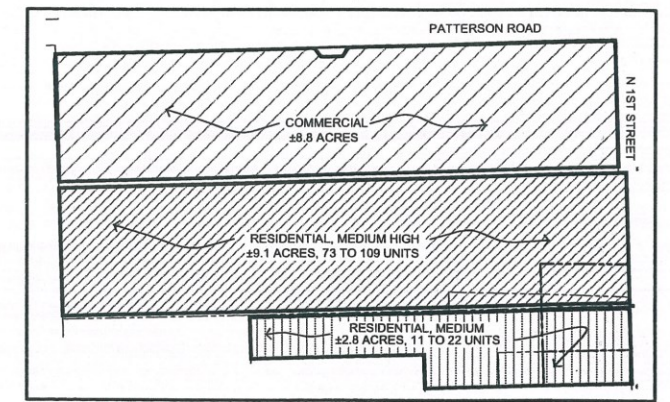
ATTEST:

  
\_\_\_\_\_  
President of Council

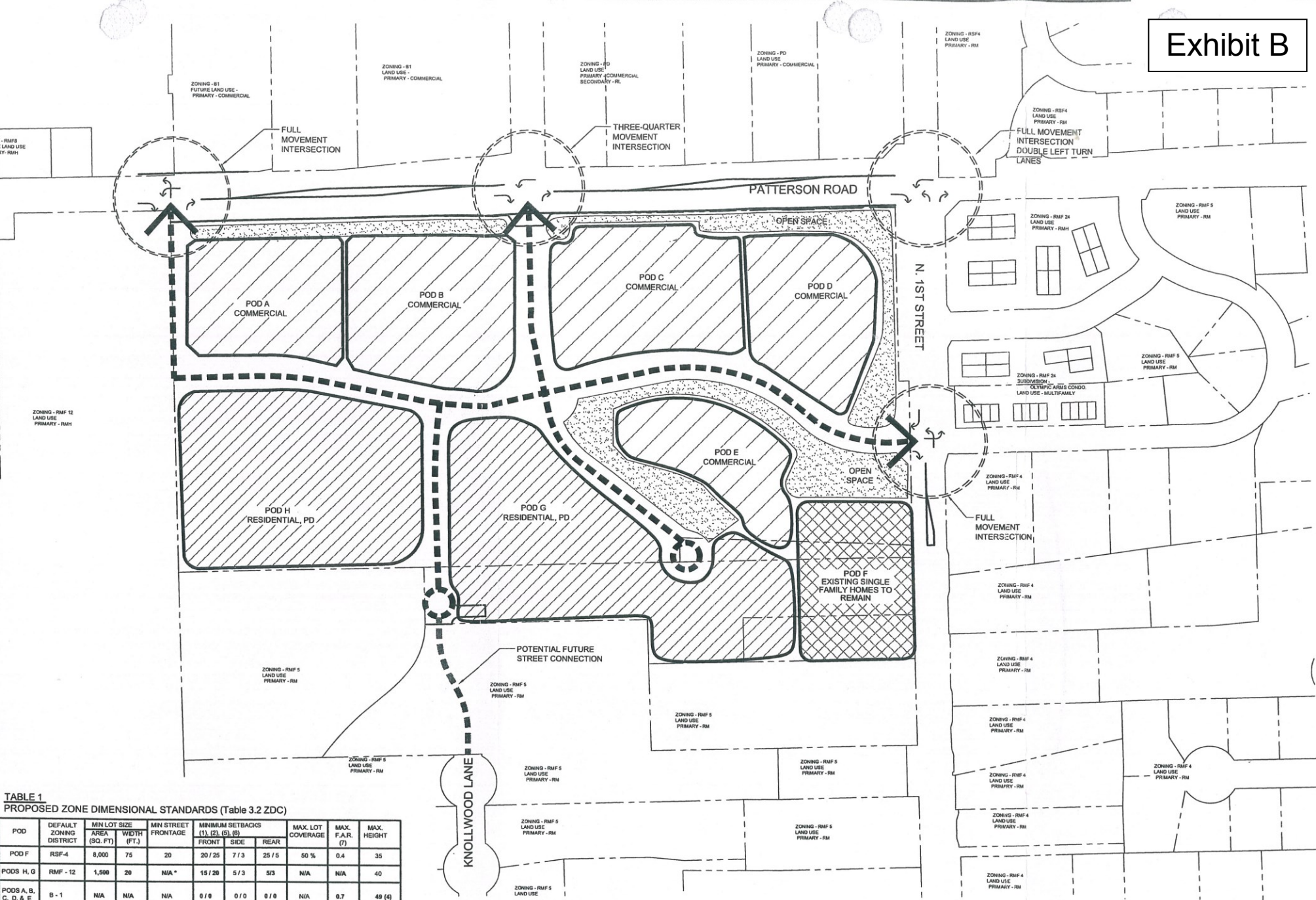
  
\_\_\_\_\_  
City Clerk

# Exhibit B

# FIRST AND PATTERSON PLANNED DEVELOPMENT



**CURRENT GROWTH PLAN DESIGNATIONS**  
NOT TO SCALE



**LEGAL DESCRIPTION**

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, 66m whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet.  
Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning.  
Thence S 89°57'24" E 591.25 feet;  
Thence S 34°27'55" E 24.27 feet;  
Thence S 89°57'24" E 46.50 feet;  
Thence S 00°02'36" W 20.00 feet;  
Thence S 89°57'24" E 5.00 feet;  
Thence N 00°02'36" E 25.00 feet;  
Thence N 34°33'07" E 19.09 feet;  
Thence S 89°57'24" E 604.85 feet;  
Thence S 19°31'47" E on the west right-of-way line of North First Street 14.23 feet;  
Thence S 00°05'42" E 286.50 feet;  
Thence S 89°54'28" E 13.00 feet;  
Thence S 00°05'42" E 487.85 feet;  
Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete;  
Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;  
Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract;  
Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10;  
Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10;  
Thence N 00°11'19" W 610.30 feet to the beginning.  
Containing 20.74 acres, more or less.

**GENERAL NOTES**

1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM RMF-12 (RESIDENTIAL MULTI-FAMILY 12) TO A ZONING OF PD - PLANNED DEVELOPMENT.
2. THIS PD ZONE HAS THREE DEFAULT ZONES; OF B-1 - NEIGHBORHOOD BUSINESS, RMF-12 - RESIDENTIAL MULTI-FAMILY 12, AND RSF-4 - RESIDENTIAL SINGLE FAMILY 4.
3. REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
4. PODS A, B, C, D AND E HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
5. POD F HAS A DEFAULT ZONE OF RSF-4 - RESIDENTIAL SINGLE FAMILY 4.
6. PODS G AND H HAVE A DEFAULT ZONE OF RMF-12 - RESIDENTIAL MULTI-FAMILY 12.
7. COMMERCIAL USES PROPOSED IN PODS A, B, C, D AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
8. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
9. THE GROWTH PLAN CURRENTLY DESIGNATES 18.4 ACRES OF COMMERCIAL DEVELOPMENT ON THIS SITE. (BASED ON A FRONTAGE OF 11271 FT)
10. MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AREA.
11. BASED ON CURRENT ZONING: 165 TO 248 DWELLING UNITS ARE ALLOWED (RMF 12)
12. THE N. 1ST STREET AND PATTERSON O.D.P. PROPOSES A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H.
13. SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
14. THE DEFAULT ZONE FOR PODS G AND H WILL BE RMF-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
15. THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN TO BE REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
16. SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 3 FOR SITE DESIGN STANDARDS.

**TABLE 1  
PROPOSED ZONE DIMENSIONAL STANDARDS (Table 3.2 ZDC)**

POD	DEFAULT ZONING DISTRICT	MIN LOT AREA (SQ. FT.)	MIN WIDTH (FT.)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (5), (6)			MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
					FRONT	SIDE	REAR			
POD F	RSF-4	8,000	75	20	20 / 25	7 / 3	25 / 5	50 %	0.4	35
PODS H, G	RMF - 12	1,500	20	N/A *	15 / 20	5 / 3	5 / 3	N/A	N/A	40
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0 / 0	0 / 0	0 / 0	N/A	0.7	49 (4)

**TABLE 2  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)**

- (1) ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - \* DRIVE THRU PHARMACY
  - \* DRIVE THRU / DRIVE UP DRY CLEANERS
  - \* VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - \* TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- (2) USES NOT ALLOWED
  - \* OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - \* OUTDOOR STORAGE
  - \* COMMUNITY CORRECTION FACILITIES
  - \* MENTAL HEALTH FACILITIES
  - \* ALCOHOL AND/OR DRUG REHABILITATION USES
  - \* HALFWAY HOUSES
  - \* LAW ENFORCEMENT REHABILITATION CENTERS
  - \* ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- (3) BULK STANDARD DEVIATIONS - BUILDING SIZE
  - \* OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - \* RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
  - \* MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- (4) BULK STANDARD DEVIATIONS - F.A.R.
  - \* THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
  - \* THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS O.D.P.
  - \* THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E SHALL BE 0.7 (100% OF THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E SHALL BE 0.7)

**TABLE 3  
SITE DESIGN STANDARDS**

- (1) THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL TO THE CITY OF GRAND JUNCTION.
- (2) ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- (3) ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G & H.
- (4) ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN PODS G & H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- (5) ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

**ROAD STANDARDS AND SECTIONS  
ROADS INTERNAL TO THE DEVELOPMENT**

- (1) ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- (2) SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

**LAND USE AREA % OF SITE**

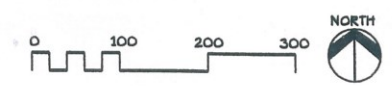
LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
OPEN SPACE	±1.8 ACRES	9%
RIGHT OF WAYS	±1.8 ACRES	9%
COMMERCIAL AREA	±8.2 ACRES	39%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD G	±4.1 ACRES	
POD H	±3.5 ACRES	
OPEN SPACE	0.0 ACRES	
RIGHT OF WAYS	±1.4 ACRES	7%
RESIDENTIAL AREA	±7.5 ACRES	36%

**POD DENSITY / INTENSITY RANGES**

- POD A - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD B - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD C - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD D - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD E - MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
- POD F - MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
- POD G - MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC
- POD H - MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC

**ODP LEGEND**

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROPOSED OPEN SPACE
- PROJECT PROPERTY LINE



**OUTLINE DEVELOPMENT PLAN**

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

DRAWN BY: JC  
CHECKED: TC  
JOB NO.: 0533  
DATE: 12-20-05  
REVISIONS:  
1st Rnd - 06-01-06  
2nd Rnd - 08-28-06  
DRAWING NO.: 0533-06\_01\_06-ODP.DWG

SHEET NO. 2 OF 2

STATUS:  
● ODP  
○ PRELIMINARY  
○ BID  
○ CONSTRUCTION  
○ AS BUILT

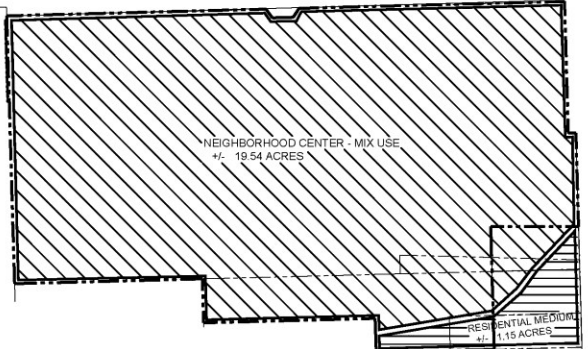
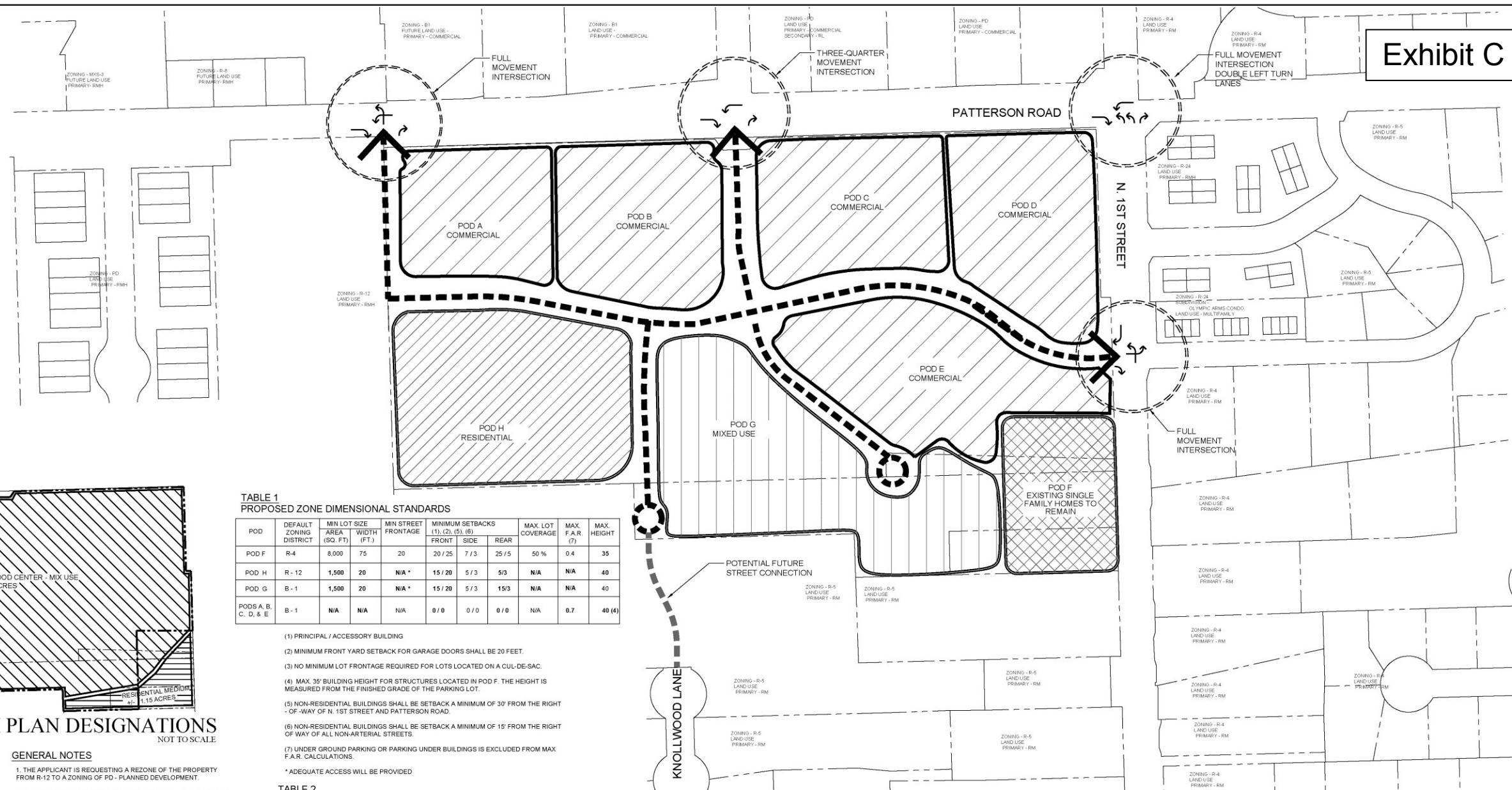
CLAVONNE, ROBERTS & ASSOC., INC.  
LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVE.  
GRAND JCT, CO 81501  
PH: 970-241-0745  
FAX: 970-241-0765  
EMAIL: info@clavonne.com

**PHASING SCHEDULE**  
THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2008.

PHASE #	ANTICIPATED DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2012
PHASE 6	DECEMBER 2013
PHASE 7	DECEMBER 2014

Exhibit C

FIRST AND PATTERSON  
PLANNED DEVELOPMENT AMENDMENT



CURRENT GROWTH PLAN DESIGNATIONS  
NOT TO SCALE

**TABLE 1  
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE AREA (SQ. FT.)	MIN STREET WIDTH (FT.)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (5), (6)	MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
					FRONT	SIDE	REAR	
POD F	R-4	8,000	75	20	20/25	7/3	25/5	50%
POD H	R-12	1,500	20	N/A*	15/20	5/3	5/3	N/A
POD G	B-1	1,500	20	N/A*	15/20	5/3	15/3	N/A
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0/0	0/0	0/0	N/A

- PRINCIPAL / ACCESSORY BUILDING
  - MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
  - NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
  - MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
  - NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
  - NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-ARTERIAL STREETS.
  - UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS.
- \*ADEQUATE ACCESS WILL BE PROVIDED

**TABLE 2  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)**

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - DRIVE THRU PHARMACY
  - DRIVE THRU / DRIVE UP DRY CLEANERS
  - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
  - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - OUTDOOR STORAGE
  - COMMUNITY CORRECTION FACILITIES
  - MENTAL HEALTH FACILITIES
  - ALCOHOL AND/OR DRUG REHABILITATION USES
  - HALFWAY HOUSES
  - LAW ENFORCEMENT REHABILITATION CENTERS
  - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS - BUILDING SIZE
  - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
  - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
  - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
  - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

**TABLE 3  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - BUS/COMMUTER STOPS
- USES NOT ALLOWED
  - SMALL GROUP LIVING FACILITY
  - LARGE GROUP LIVING FACILITY
  - UNLIMITED GROUP LIVING FACILITY
  - CEMETERY
  - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - OUTDOOR STORAGE
  - COMMUNITY CORRECTION FACILITIES
  - MENTAL HEALTH FACILITIES
  - ALCOHOL AND/OR DRUG REHABILITATION USES
  - HALFWAY HOUSES
  - LAW ENFORCEMENT REHABILITATION CENTERS
  - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
  - OFFICE WITH DRIVE-THROUGH
  - MOVIE THEATER, SKATING RINK, ARCADE
  - BAR/NIGHT CLUB
  - FOOD SERVICE, RESTAURANT (INCLUDING ALCOHOL SALES)
  - FUEL SALES, AUTOMOTIVE REPAIR
  - GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE
  - PRODUCE STANDS
  - ALL OTHER RETAIL SALES AND SERVICES
  - MINI-WAREHOUSE

**TABLE 3 CONTINUED  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- BULK STANDARD DEVIATIONS - BUILDING SIZE
  - OFFICE BUILDINGS - 25,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - MIXED USED BUILDINGS - 30,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
  - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - THE MAXIMUM F.A.R. IN PODS G CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

**TABLE 4  
SITE DESIGN STANDARDS**

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G, & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN POD H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

**ROAD STANDARDS AND SECTIONS  
ROADS INTERNAL TO THE DEVELOPMENT**

- ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
TOTAL COMMERCIAL AREA	±11.8 ACRES	57%
MIXED USE		
POD G	±4.1 ACRES	
TOTAL MIXED USE AREA	±4.1 ACRES	20%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD H	±3.5 ACRES	
TOTAL RESIDENTIAL AREA	±4.8 ACRES	23%
RIGHT OF WAYS	INCLUDED WITH PODS	
	INCLUDED WITH PODS	

LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet;  
Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning;  
Thence S 89°57'24" E 591.25 feet;  
Thence S 34°27'55" E 24.27 feet;  
Thence S 89°57'24" E 45.50 feet;  
Thence S 00°02'36" W 20.00 feet;  
Thence S 89°57'24" E 5.00 feet;  
Thence N 00°02'36" E 25.09 feet;  
Thence N 34°33'07" E 19.09 feet;  
Thence S 89°57'24" E 604.65 feet;  
Thence S 18°31'47" E on the west right-of-way line of North First Street 14.23 feet;  
Thence S 00°05'42" E 286.50 feet;  
Thence S 89°54'28" E 13.00 feet;  
Thence N 00°05'42" E 487.65 feet;  
Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete;  
Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;  
Thence N 89°58'20" W 367.30 feet to the east line of the Baughman tract;  
Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10;  
Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10;  
Thence N 00°11'19" E on the west right-of-way line of Patterson Road 10.50 feet to the south right-of-way line of Patterson Road and the Point of Beginning.

Containing 20.74 acres, more or less.

GENERAL NOTES

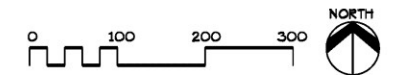
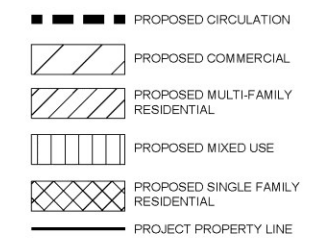
- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-12 TO A ZONING OF PD - PLANNED DEVELOPMENT.
- THIS PD ZONE HAS THREE DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, R-12 - RESIDENTIAL MULTI-FAMILY 12, AND R-4 - RESIDENTIAL SINGLE FAMILY 4.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE DIMENSIONAL STANDARDS.
- PODS A, B, C, D, E, AND G HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
- POD F HAS A DEFAULT ZONE OF R-4.
- POD H HAS A DEFAULT ZONE OF R-12.
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D, AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- SPECIFIC FOR POD G. REFERENCE TABLE 3 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA.
- BASED ON CURRENT ZONING, 60 TO 91 DWELLING UNITS ARE ALLOWED IN R-12 AND MIXED USE.
- THE ORIGINAL N. 1ST STREET AND PATTERSON O.D.P. PROPOSED A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H. THIS AMENDED ODP FOR POD G COULD REDUCE THIS QUANTITY.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE DEFAULT ZONE FOR POD H WILL BE R-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN WAS REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 4 FOR SITE DESIGN STANDARDS.

PHASING SCHEDULE

THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2008.

PHASE #	DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2017
PHASE 6	SUMMER 2014
PHASE 7	DECEMBER 2017

ODP LEGEND



OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

CITY OF GRAND JUNCTION FILE NO. ODP-2005-309

APPROVED BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY MR  
CHECKED TC  
JOB NO. 1438  
DATE 03/19/2015  
REVISIONS  
DRAWING NO. 1438-02\_11\_15-ODP.DWG

SHEET NO. 1 OF 1  
STATUS  
○ ODP  
○ PRELIMINARY  
○ BID  
○ CONSTRUCTION  
○ AS BUILT

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# Exhibit D

## First and Patterson Planned Development Outline Development Plan Amendment General Project Report

### Project Overview

The applicant, F & P Development LLC, c/o Bruce Milyard, is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the southwest corner of N. 1<sup>st</sup> Street and Patterson Road, (aka Corner Square). In addition the existing ODP is still reviewed under pre-2010 code and the applicant is requesting that the amended ODP be reviewed under the current code.

The existing approved +/- 20.7 acre ODP had eight Development 'Pods', of which six are now complete (Pods A, C, D, E, F); Pod B is in a 'holding pattern' due to the economy. The proposed amendment is to change the remaining Pod G (originally +/- 4.1 acres) from a 'Residential' designation / land use to a 'Mixed Use' designation / land use. This 'Mixed Use' designation will still allow Residential uses, but additionally allow Professional Services and off-site parking. The Default Zone will be B1, but without Retail Uses.

The Growth Plan has been revised since the approval of the original ODP and the majority of the entire development is now within a Neighborhood Center / Mixed Use designation, with a small area of Residential Medium. Pod G lies entirely within the Neighborhood Center / Mixed Use area, which fully supports the proposed amendment.

This ODP Amendment Submittal includes the necessary documentation to process the request, while maintaining the Planned Development zone designation which allows some flexibility in City adopted design standards, continues the higher architectural standards already established throughout the development, and allows the applicant to include/exclude uses on the subject property as deemed fit by the applicant and City staff.

The ODP Amendment for N. 1<sup>st</sup> Street and Patterson Road supports the code provisions listed in Chapter 21.05 of the City Development Code.

### A. Project Description

#### Location

- The entire ODP property is located at the southwest corner of N. 1<sup>st</sup> Street and Patterson Road. There is approximately 1300 LF of frontage along the south side of Patterson Road, and 800 LF of frontage along the west side of N. 1<sup>st</sup> Street.
- Pod G is located between Knollwood Drive and Meander Court, south of West Park Drive. A more generalized description is the central area of the south half of the approved ODP.

#### Acreage

- The entire ODP property is approximately 20.7 acres.
- Pod G was originally allocated approximately 4.1 acres, however after final platting of the surrounding road ROW's it is now 3.45 acres.

#### Proposed Use

- The proposed uses for Pod G are Professional Services, Residential, and off-site Parking.
- No changes in use are being proposed for the remainder of the ODP property. As noted above the majority of the remainder is developed; all roads and public utilities are installed; Covenants and Maintenance Agreements are established.

## B. Public Benefit

The North 1<sup>st</sup> Street and Patterson Road Planned Development has already created a mixed use neighborhood that meets the intent of the current Growth Plan and the current development requirements of the City of Grand Junction. Public benefits from this Pod G Amendment include:

- the development of property within the City 201 boundary;
- the development of an Infill property;
- the creation of a mixed use project meeting the intentions of the Growth Plan;
- a realistic development plan for the last remaining Pod of the PD;
- a confidence of established and 'tested' attractive architectural guidelines;
- the placement of lower impact Professional Service and/or Residential uses along the 'edge' of a Neighborhood Center / Mixed Use designated area within the Growth Plan;
- the ability to provide some off-site parking to the highly successful businesses already established within the PD;
- no NEW road, drainage, or utility improvements added to the City system, as all is currently installed, approved and accepted.

The First and Patterson Planned Development ... Corner Square ... has already provided the following **Significant Community Benefits** in its' development to date:

### Infrastructure and Utilities

- Collaborated with the City of Grand Junction on the donation of right-of-way for a right turn lane from Patterson Road onto N 1<sup>st</sup> Street;
- Dedicated a 40' wide utility easement (paralleling and abutting Patterson Road) for undergrounding of the Ranchman's Ditch and the existing overhead power;
- Participated in the under-grounding of the overhead power lines that encumbered this property.
- Constructed detached sidewalks and landscaping within the easements that parallel both Patterson Road and N. 1<sup>st</sup> Street.

### Site Amenities and Landscaping

- Provided large landscaped open space areas along the N 1<sup>st</sup> Street frontage;
- Provided a Community Art feature within the roundabout at West Park Drive and Meander Court;
- Preserved the topographic landscape hill feature through terracing and landscape design.

### Development Character

- The project retained the existing single family residences which front along N 1<sup>st</sup> Street;
- The project committed to architectural standards and pre-approved finishes consistent with and supportive of a definitive development theme.

### Site Development

- Implemented commercial area site planning where the majority of the parking did not front on N. 1<sup>st</sup> Street and Patterson Road. Buildings are used to screen parking lots.
- Created a Business Owners Association for the commercial pods.
- Created a Home Owners Association for the multi-family residential pods.
- Requires vehicular cross access within all commercial development pods.

### Buildings, Architecture, and other Structural Features

- Design guidelines have been created for commercial and residential buildings.
- The development requires equal attention to architectural detailing, building materials, plane projections, recesses, and roof forms on all sides of non-residential buildings.
- The development requires trash enclosures and loading areas to be screened with walls made of materials identical to the building materials of the primary building in keeping with the architectural development theme.
- Signage design, size, and placement is more controlled than the City regulations.

## C. Neighborhood Meeting

A neighborhood meeting was held on November 12, 2014 at 5:30pm on site. Only three neighbors were in attendance out of 49 mailings. The attending neighbors came to the meeting concerned about additional traffic, lighting, noise, but were pleased to find out the new zoning for POD G would be primarily commercial/office with minimal multi-family residential. Other questions asked were what the design of the future buildings would be, and estimated timing of construction.

## D. Project Compliance, Compatibility, and Impact

### Adopted Plans and Policies

The proposed Amendment conforms to the Growth Plan, the City Zoning and Development Code, and known City regulations.

### Surrounding Land Use

Properties to the north include Community Hospital Medical Park and Willowdale Commercial Park, with residential uses to the north northwest. To the west is agriculture; to the south is residential; to the east is single and multi-family residential.

### Adjacent zoning:

- NORTH: includes PD (east) and B-1(west);
- WEST: R-12;
- SOUTH: R-5;
- EAST: R-4 and R-5 (south) and R-16(north).

### Site Access & Traffic Patterns

Access into the overall PD, including the Pod G Amendment area, is established and constructed. Extensive traffic studies were prepared and scrutinized for the original ODP and PD approvals.

In preliminary discussions with City Staff, there is the potential for the proposed Pod G Amendment area to generate equal or less traffic than the current approved Residential uses and densities.

### Availability of Utilities

All necessary infrastructure and utilities are constructed.

- Water – Ute and City; the site straddles the dividing line between the two water purveyors.
- Sewer – City
- Storm Sewer- City
- Drainage – Grand Junction Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power / gas – Excel
- Telephone – Qwest
- Cable TV – Bresnan

### Special or Unusual Demands on Utilities

The property is served by both Ute and City water. Relative to the Fire Flow information, the original submittal made assumptions that the City would service the entire site.

### Effects on Public Facilities

This proposed Amendment to the N 1<sup>st</sup> and Patterson Planned Development will have expected, but not unusual impacts on Public Facilities.

Off-site improvements have already been constructed.

### Site Soils

NRCS soils was provided with the original submittal.

#### Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

#### Hours of Operation

The applicant proposes that the hours of operation within Pod G will comply with that of the B-1 zone (default zone). These hours of operation are 5:00 am to 11:00pm.

#### Number of Employees

Since the uses allowed within the B-1 zone are broad, it is difficult to provide even a range of potential employees. The applicant requests that the number of employees be determined / provided at the time of Site Plan review for each use.

#### Signage Plans

Signage is an important component within the N 1<sup>st</sup> and Patterson Planned Development. There is no anticipated change to the current signage guidelines. All freestanding signage within the 20.7 acre development will continue to have similar building materials. Signage fonts and colors may be adjusted per approval of the property owner, developer, and the City of Grand Junction.

### **E. Development Schedule and Phasing**

Upon approval of the Amended ODP, the intentions are to begin construction within Pod G by summer 2015. Pod G will be comprised of at least three buildings and the off-site parking area, but these structures will likely be constructed one at a time via a Site Plan Approval process. As noted above the existing ODP is still reviewed under pre-2010 code and we are additionally requesting that the amended ODP be reviewed under the current code, which would allow Administrative Review of the individual Site Plans that will likely comprise Pod G.

### **F. Additional General Report Discussion Items**

The proposed ODP Amendment Plan included with this submittal addresses the entirety of the Planned Development, recognizing the existing / constructed development pods along with the amended Pod G. Deviations from B-1 Default Zones, Standards and Notes originally approved remain the same for all Development Pods, but have been specifically modified to adequately address this amended Pod G. Additional modifications to the approved ODP Plan are limited to updating the current Growth Plan designations of the property.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE CORNER SQUARE OUTLINE DEVELOPMENT PLAN TO CHANGE THE DEFAULT ZONE OF POD G FROM R-12 (RESIDENTIAL 12 DU/AC) TO B-1 (NEIGHBORHOOD BUSINESS) AND MODIFY THE PHASING SCHEDULE**

**LOCATED AT NORTH 1<sup>ST</sup> STREET AND PATTERSON ROAD**

Recitals:

The applicant, F & P Development LLC, wish to amend the Planned Development (PD) adopted in 2006 by Ordinance #3981 by changing the default zone of Pod G from R-12 (Residential 12 du/ac) to B-1 (Neighborhood Business) restricting the uses to residential, office, personal services and commercial parking with no sales-oriented uses.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1) and deviations of approval for the amended Plan for the Corner Square Outline Development Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by reducing traffic demands through the creation of a neighborhood center that is in walking distance of many single and multi-family residential units; providing extensive landscaping for a greater quality and quantity of private open space; providing needed multi-family housing; and creating an opportunity for innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN FOR THE CORNER SQUARE PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

C. This Ordinance applies to Pod G which is described as follows: Lots 5, Block 4; Corner Square.

Said parcel contains 3.44 +/- acres more or less.

D. Except as expressly amended hereby, Ordinance No. 3981 dated November 1, 2006 for the Corner Square Outline Development Plan will remain in effect and is still valid.

E. The approved outline development plan may be amended only by the same process by which it was approved, except for minor amendments. Unless the adopted PD rezoning ordinance provides otherwise, the approved outline development plan may be amended as outlined in the Zoning and Development Code.

F. Pod G is zoned PD (Planned Development) with the following standards, deviations and requirements:

1. Default Zone:

The default zone for Pod G is B-1 (Neighborhood Business). All future and anticipated development must adhere to the uses allowed in the B-1 zone district and the dimensional, bulk and performance standards required by the B-1 zone district with the following restrictions and deviations:

a. Prohibited uses:

- 1) Small group living facility
- 2) Large group living facility
- 3) Unlimited group living facility
- 4) Cemetery
- 5) Outdoor kennels and/or boarding of animals
- 6) Outdoor storage
- 7) Community correction facilities
- 8) Hospital/mental hospital
- 9) Physical and mental rehabilitation (Resident)
- 10) Detention facilities
- 11) Office with drive-through
- 12) Movie theater, skating rink, arcade
- 13) Bar/nightclub
- 14) Food service, restaurant (including alcohol sales)
- 15) Fuel sales, automotive/appliance
- 16) General retail sales, indoor operations, display and storage
- 17) Produce stands
- 18) All other retail sales and services
- 19) Mini-warehouse

b. Deviations:

- 1) Office buildings - 25,000 sf - not including underground parking
- 2) Mixed used buildings - 30,000 sf - not including underground parking

Introduced for first reading on this 6<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.

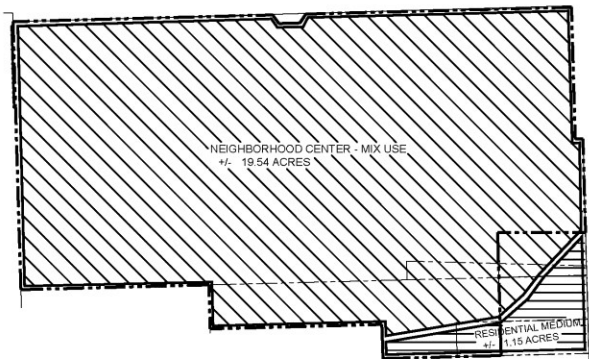
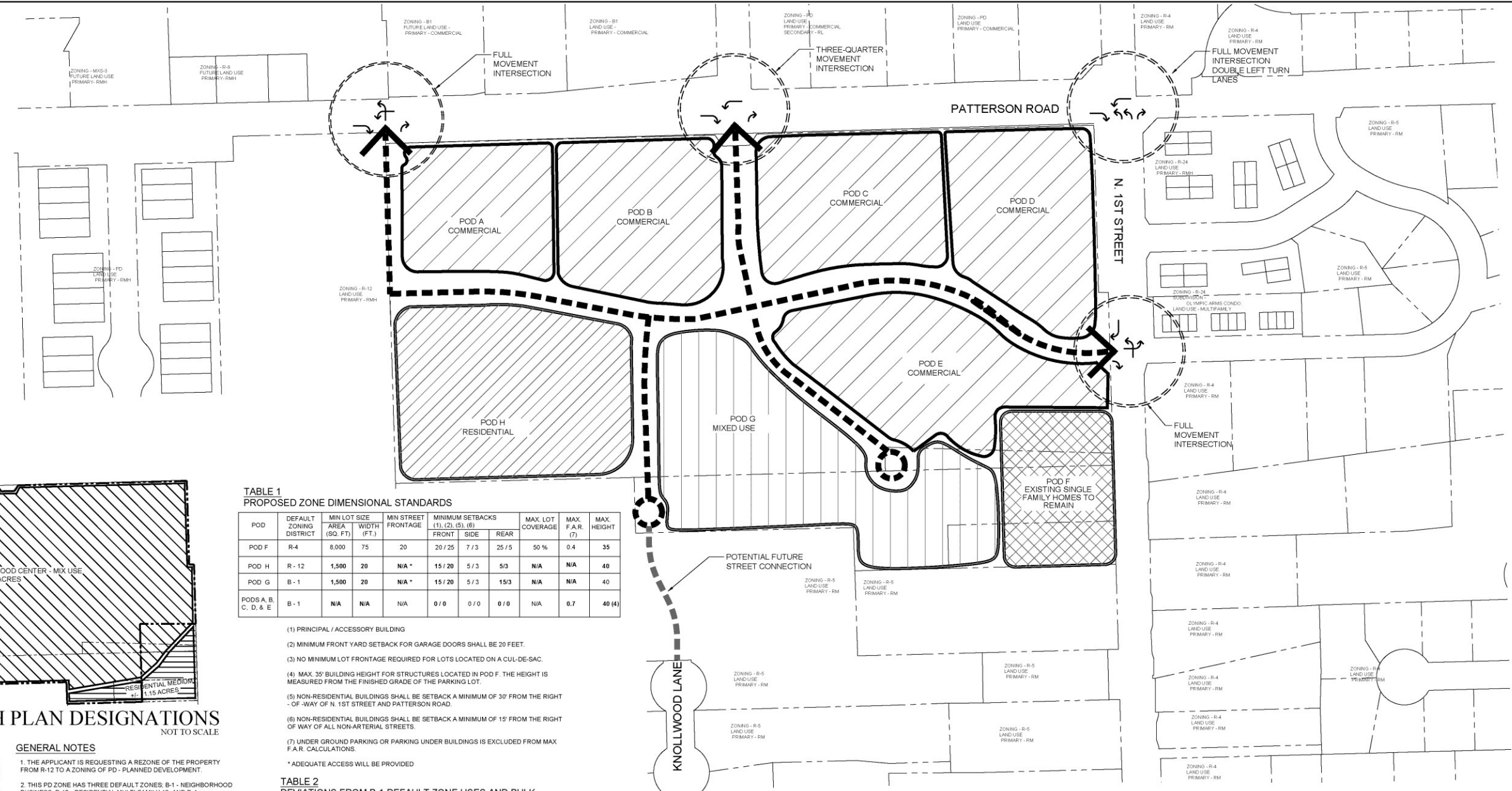
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of City Council

\_\_\_\_\_  
City Clerk

# FIRST AND PATTERSON PLANNED DEVELOPMENT AMENDMENT



**CURRENT GROWTH PLAN DESIGNATIONS**  
NOT TO SCALE

**TABLE 1  
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE AREA (SQ. FT.)	MIN STREET FRONTAGE (FT.)	MINIMUM SETBACKS (1), (2), (5), (6)			MAX LOT COVERAGE	MAX F.A.R. (7)	MAX HEIGHT
				FRONT	SIDE	REAR			
POD F	R-4	8,000	75	20/25	7/3	25/5	50%	0.4	35
POD H	R-12	1,500	20	N/A*	15/20	5/3	5/3	N/A	40
POD G	B-1	1,500	20	N/A*	15/20	5/3	15/3	N/A	40
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0/0	0/0	0/0	N/A	40 (4)

- (1) PRINCIPAL / ACCESSORY BUILDING
  - (2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
  - (3) NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
  - (4) MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
  - (5) NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
  - (6) NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-ARTERIAL STREETS.
  - (7) UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS.
- \* ADEQUATE ACCESS WILL BE PROVIDED

**TABLE 2  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E)**

- (1) ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - \* DRIVE THRU PHARMACY
  - \* DRIVE THRU DRIVE UP DRY CLEANERS
  - \* VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - \* TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- (2) USES NOT ALLOWED
  - \* OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - \* OUTDOOR STORAGE
  - \* COMMUNITY CORRECTION FACILITIES
  - \* MENTAL HEALTH FACILITIES
  - \* ALCOHOL AND/OR DRUG REHABILITATION USES
  - \* HALF-WAY HOUSES
  - \* LAW ENFORCEMENT REHABILITATION CENTERS
  - \* ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- (3) BULK STANDARD DEVIATIONS- BUILDING SIZE
  - \* OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - \* RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
  - \* MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- (4) BULK STANDARD DEVIATIONS - F.A.R.
  - \* THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7
  - \* THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - \* THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

**TABLE 3  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- (1) ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - \* VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - \* BUS/COMMUTER STOPS
- (2) USES NOT ALLOWED
  - \* SMALL GROUP LIVING FACILITY
  - \* LARGE GROUP LIVING FACILITY
  - \* UNLIMITED GROUP LIVING FACILITY
  - \* CEMETERY
  - \* OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - \* OUTDOOR STORAGE
  - \* COMMUNITY CORRECTION FACILITIES
  - \* HOSPITAL / MENTAL HOSPITAL
  - \* PHYSICAL AND MENTAL REHABILITATION (RESIDENT)
  - \* DETENTION FACILITIES
  - \* OFFICE WITH DRIVE-THROUGH
  - \* MOVIE THEATER, SKATING RINK, ARCADE
  - \* BARI / NIGHTCLUB
  - \* FOOD SERVICE, RESTAURANT (INCLUDING ALCOHOL SALES)
  - \* FUEL SALES, AUTOMOTIVE/APPLIANCE
  - \* GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE
  - \* PRODUCE STANDS
  - \* ALL OTHER RETAIL SALES AND SERVICES
  - \* MINI-WAREHOUSE

**TABLE 3 CONTINUED  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- (3) BULK STANDARD DEVIATIONS- BUILDING SIZE
  - \* OFFICE BUILDINGS - 25,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - \* MIXED USED BUILDINGS - 30,000 SF - NOT INCLUDING UNDERGROUND PARKING
- (4) BULK STANDARD DEVIATIONS - F.A.R.
  - \* THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - \* THE MAXIMUM F.A.R. IN PODS G CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

**TABLE 4  
SITE DESIGN STANDARDS**

- (1) THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- (2) ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- (3) ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G, & H.
- (4) ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.
- (5) ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

**POD DENSITY / INTENSITY RANGES**

- POD A MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD B MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD C MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD D MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD E MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
- POD F MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
- POD G MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 S.F. MAXIMUM DENSITY OF 12 DU/AC MINIMUM DENSITY OF 8 DU/AC
- POD H MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC

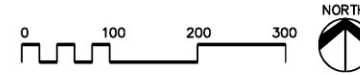
**ROAD STANDARDS AND SECTIONS  
ROADS INTERNAL TO THE DEVELOPMENT**

- (1) ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- (2) SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
TOTAL COMMERCIAL AREA	±11.8 ACRES	57%
MIXED USE		
POD G	±4.1 ACRES	
TOTAL MIXED USE AREA	±4.1 ACRES	20%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD H	±3.5 ACRES	
TOTAL RESIDENTIAL AREA	±4.8 ACRES	23%
RIGHT OF WAYS	INCLUDED WITH PODS	INCLUDED WITH PODS

**ODP LEGEND**

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED MIXED USE
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROJECT PROPERTY LINE



**LEGAL DESCRIPTION**

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the 1st Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.86 feet.  
 Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning.  
 Thence S 89°57'24" E 591.25 feet.  
 Thence S 34°27'55" E 24.27 feet.  
 Thence S 89°57'24" E 46.50 feet.  
 Thence S 00°02'36" W 20.00 feet.  
 Thence S 89°57'24" E 5.00 feet.  
 Thence N 00°02'36" E 25.09 feet.  
 Thence N 34°33'07" E 19.09 feet.  
 Thence S 89°57'24" E 604.65 feet.  
 Thence S 18°31'47" E on the west right-of-way line of North First Street 14.23 feet.  
 Thence S 00°02'42" E 286.50 feet.  
 Thence S 89°54'28" E 13.00 feet.  
 Thence S 00°02'42" E 487.65 feet.  
 Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete.  
 Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete.  
 Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract.  
 Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10.  
 Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10.  
 Thence N 00°11'19" W 610.30 feet to the beginning.  
 Containing 20.74 acres, more or less.

**PHASING SCHEDULE**

THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2008.

PHASE #	DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2017
PHASE 6	SUMMER 2014
PHASE 7	DECEMBER 2017

**GENERAL NOTES**

1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-12 TO A ZONING OF PD - PLANNED DEVELOPMENT.
2. THIS PD ZONE HAS THREE DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, R-12 - RESIDENTIAL MULTI-FAMILY 12, AND R-4 - RESIDENTIAL SINGLE FAMILY 4.
3. REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
4. PODS A, B, C, D, E, AND G HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
5. POD F HAS A DEFAULT ZONE OF R-4.
6. POD H HAS A DEFAULT ZONE OF R-12.
7. COMMERCIAL USES PROPOSED IN PODS A, B, C, D, AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
8. SPECIFIC FOR POD G. REFERENCE TABLE 3 ON THIS O.D.P. FOR USES.
9. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
10. MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA.
11. BASED ON CURRENT ZONING: 60 TO 91 DWELLING UNITS ARE ALLOWED IN R-12 AND MIXED USE.
12. THE ORIGINAL N. 1ST STREET AND PATTERSON O.D.P. PROPOSED A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H. THIS AMENDED ODP FOR POD G COULD REDUCE THIS QUANTITY.
13. SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
14. THE DEFAULT ZONE FOR POD H WILL BE R-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
15. THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN WAS REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
16. SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 4 FOR SITE DESIGN STANDARDS.

**OUTLINE DEVELOPMENT PLAN**

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY MR  
 CHECKED TC  
 JOB NO. 1438  
 DATE 03/19/2015  
 REVISIONS  
 04/21/2015 - UPDATE  
 EXCLUDED USES

DRAWING NO. 1438\_02\_11\_15-ODP.DWG

SHEET NO. 1 OF 1

STATUS  
 ODP  
 PRELIMINARY  
 BID  
 CONSTRUCTION  
 AS BUILT

**CIAVONNE, ROBERTS & ASSOC., INC.**  
 LANDSCAPE AND PLANNING ARCHITECTS  
 844 GRAND AVE.  
 GRAND JCT, CO 81501  
 PH: 970-241-0745  
 FAX: 970-241-0765  
 EMAIL: info@ciavonne.com





Date: May 8, 2015  
 Author: Scott D. Peterson  
 Title/ Phone Ext: Senior  
Planner/1447  
 Proposed Schedule: May 20, 2015  
 File #: SPT-2015-113

Attach 16

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Dere Special Permit, Located at 675 ½ 24 ½ Road
<b>Action Requested/Recommendation:</b> Approve a Special Permit to Temporarily Place a Single Manufactured Home on 4.88 +/- acres in a R-24 (Residential – 24 DU/Ac) Zone District
<b>Presenter(s) Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

The applicant, Brian Dere, requests approval of a Special Permit to allow a manufactured home as an interim use of property in accordance with Section 21.02.120 of the Zoning and Development Code.

**Background, Analysis and Options:**

The subject property consists of 4.88 +/- acres that is currently vacant but historically contained a single-family detached home and accessory detached shop building that were both demolished in 2008 and 2007 respectfully. In 2009 (City file # PP-2007-245), a Preliminary Plan/Site Plan Review application was approved for the property that proposed 50 single-family attached dwelling units. However, due to the local downturn in the economy, the proposed residential development was never constructed. The development application has since expired and the property has remained vacant.

The property is located west of 24 ½ Road and is located within the 24 Road corridor, so any new permanent development will need to follow the 24 Road Corridor Design Standards and Guidelines. This property and the adjacent properties to the north and south are anticipated to be developed for higher density residential development within the coming years. These properties are currently zoned R-24 (Residential – 24 du/ac) with the Comprehensive Plan Future Land Use Map designation of Urban Residential Mixed Use (24+ du/ac).

The applicant has recently purchased the property and is asking for a Special Permit to allow for one manufactured home to be placed on the property as an interim use in order to obtain rental income until the property can be developed or sold.

**Special Permit:**

The Special Permit (Section 21.02.120 of the Zoning and Development Code) is a City Council discretionary review process that was added to the 2010 Zoning and Development Code to add flexibility when considering a land use that may be less than permanent or temporary in nature. A Special Permit may be permitted under

circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A Special Permit is required only when more flexibility is required beyond that afforded to the Director through the administrative adjustment process. A Special Permit allows an interim use with minimal investment that can be easily redeveloped at the density or intensity envisioned by the Comprehensive Plan.

Though single-family detached homes are not permitted within the R-24 zone district it is Staff's opinion that a manufactured residence meets the criteria of an interim use. This proposed Special Permit runs with the land but is valid only for the specific use as described herein and must be removed if the property redevelops. All costs associated with removal of the manufactured home and infrastructure will be that of the applicant. The Special Permit shall terminate if the residential use ceases (by non-use) for twelve months or longer or if the property is redeveloped. The applicant is requesting to place the manufactured home in close proximity of the previous house in order to align with the existing homes on the adjacent properties.

City Staff considers the proposed use of the property as an appropriate interim land use and recommends approval for the following reasons:

1. Because the Special Permit proposed does not authorize permanent construction of any buildings or structures, with the exception of the manufactured homes' foundation, makes redevelopment into a multi-family residential land use that meets the full requirements of the Code when market conditions are more appropriate.
2. Proposed manufactured home shall be a HUD approved manufactured home (built after 1976) and placed on a permanent foundation (Section 21.04.030 (m) (3) of the Zoning and Development Code).
3. Since the proposed manufactured home is an interim land use, any proposed accessory buildings to be constructed shall not be placed on a permanent foundation.

The proposed Special Permit is valid only for a manufactured home. The Special Permit would terminate if residential use (by non-use) for twelve months or longer or if the property is redeveloped into any other land use.

#### **Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on April 6, 2015. Two adjacent property owners directly to the north of the applicant's property attended the meeting and provided written comments to the City prior to attending the meeting. However, after the Neighborhood Meeting, it appeared that the two property owners felt more comfortable about the request after talking with the applicant. The applicant also received correspondence from the property owner directly to the south who had no objections to the request (see attached correspondence).

**How this item relates to the Comprehensive Plan Goals and Policies:**

The interim use of the property for a manufactured home is consistent with the following goal and policies of the Comprehensive Plan, with minimal improvements to the site, it will allow the land to be redeveloped for future higher density residential development when market conditions are more appropriate.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

**Policy B:** Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

**Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Special Permit does not further the goals of the Economic Development Plan, it does allow an interim use of the property until the property can be developed to its true potential for higher density residential development.

**Board or Committee Recommendation:**

The Planning Commission will be reviewing this application at their May 12, 2015 meeting.

**Financial Impact/Budget:**

No direct financial impact on the City budget for this item.

**Legal issues:**

If approved by the City Council, the City Attorney will assist the Planning staff with the form of the Special Permit.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This proposal has not been previously discussed.

**Attachments:**

1. Staff report/Background information
2. Site Location Map / Aerial Photo Map

3. Comprehensive Plan Future Land Use Map / Existing Zoning Map
4. Correspondence received
5. Special Permit

<b>BACKGROUND INFORMATION</b>					
<b>Location:</b>		675 1/2 24 1/2 Road			
<b>Applicant:</b>		Brian Dere, Owner			
<b>Existing Land Use:</b>		Vacant land			
<b>Proposed Land Use:</b>		Manufactured home			
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family detached home and acreage			
	<b>South</b>	Single-family detached home and acreage			
	<b>East</b>	Valley Grown Nursery and Brookwillow Village			
	<b>West</b>	Vacant land			
<b>Existing Zoning:</b>		R-24 (Residential – 24 du/ac)			
<b>Proposed Zoning:</b>		N/A			
<b>Surrounding Zoning:</b>	<b>North</b>	R-24 (Residential – 24 du/ac)			
	<b>South</b>	R-24 (Residential – 24 du/ac)			
	<b>East</b>	R-8 (Residential – 8 du/ac) and PD (Planned Development)			
	<b>West</b>	M-U (Mixed Use)			
<b>Future Land Use Designation:</b>		Urban Residential Mixed Use (24+ du/ac)			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

**Sections 21.02.120 of the Grand Junction Zoning and Development Code:**

To obtain a Special Permit, the Applicant must demonstrate compliance with the following criteria:

*(1) Comprehensive Plan. The special permit shall further the goals and policies of the Comprehensive Plan. The special permit shall serve to determine the location and character of site(s) in a Neighborhood Center, Village Center, City Center or Mixed Use Opportunity Corridors on the Future Land Use Map of the Comprehensive Plan;*

The proposed Special Permit furthers Goal 3 of the Comprehensive Plan by allowing the interim use of the property for a manufactured home without substantial site improvements which leaves the land available to be developed at an appropriate residential density with full site upgrades when market conditions are more appropriate.

Therefore, this criterion has been met.

*(2) Site Plan Review Standards. All applicable site plan review criteria in GJMC 21.02.070 (g) and Submittal Standards for Improvements and Development,*

*Transportation Engineering Design Standards (GJMC Title 29) and Stormwater Management Manual(s)(GJMC Title 28);*

The applicant has submitted a Site Sketch showing the structure will meet the bulk standards of the R-24 zone district regarding building setbacks, etc.

Therefore, this criterion has been met.

*(3) District Standards. The underlying zoning district standards established in Chapter 21.03 GJMC, except as expressly modified by the proposed special permit; and*

The proposed placement of the manufactured home meets all bulk standards of the R-24 zone district regarding building setbacks, etc. Any buildings proposed in the future will be required to meet the R-24 bulk standards.

Therefore, this criterion has been met.

*(4) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC.*

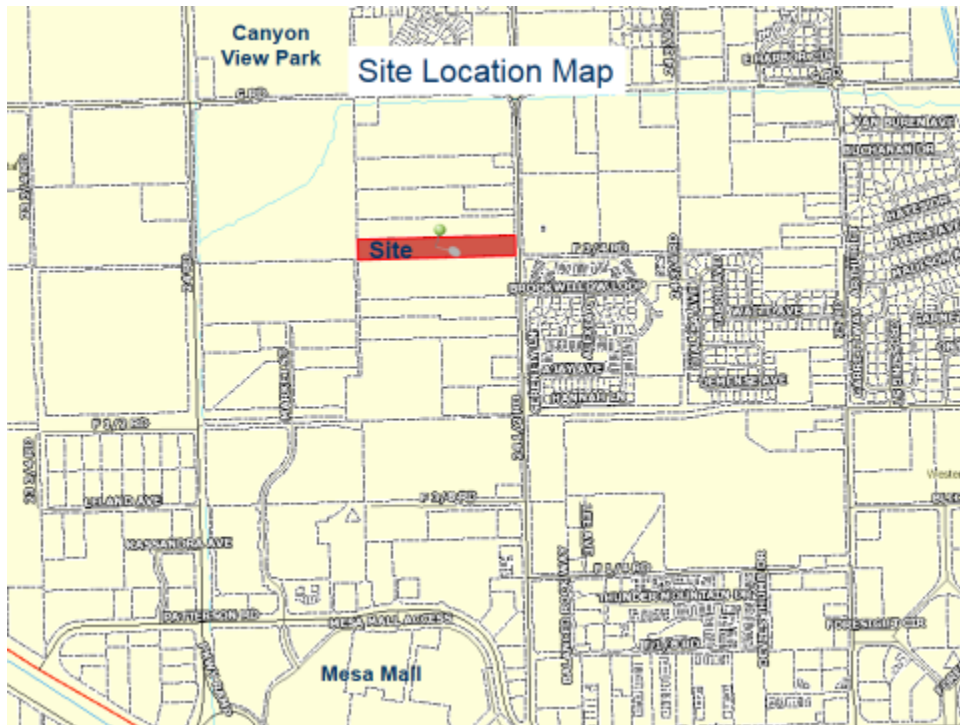
The City requires a manufactured home to be HUD approved, placed on a foundation (alternatives to a footed stem-wall foundation are allowed) and must meet the bulk standards of the zone district the home is to be located in. Mesa County Building Department will be inspecting the home and foundation to insure conformance with the required standards. The home placement and dimensions meets the required bulk standards for the R-24 zone district.

Therefore, this criterion has been met.

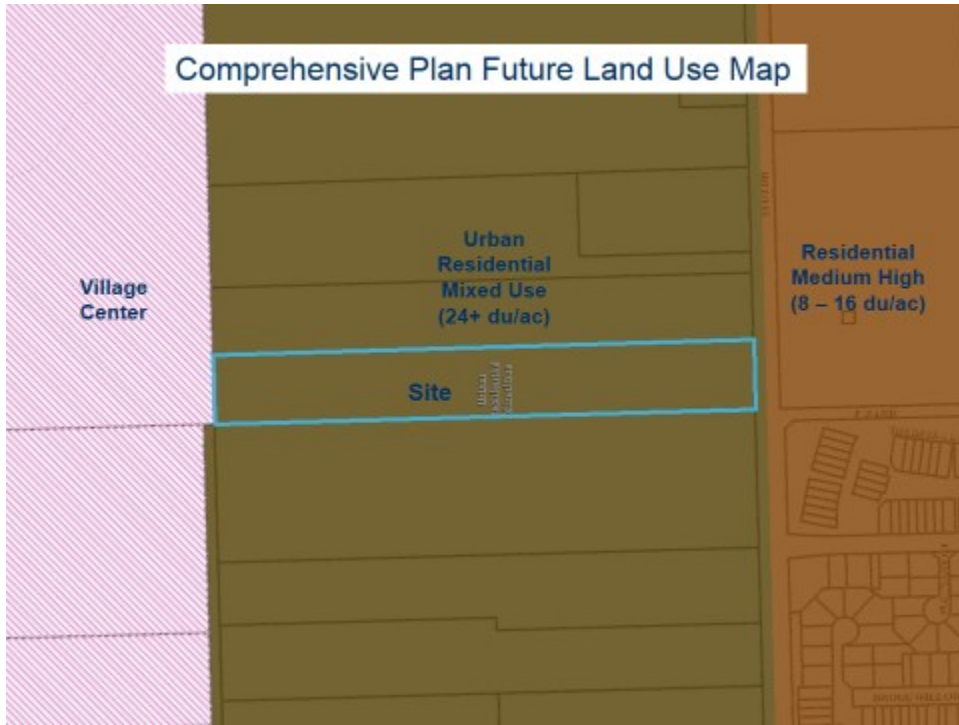
#### **FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:**

After reviewing the Dere Special Permit application, SPT-2015-113, request for a Special Permit, the following findings of fact and conclusions have been determined:

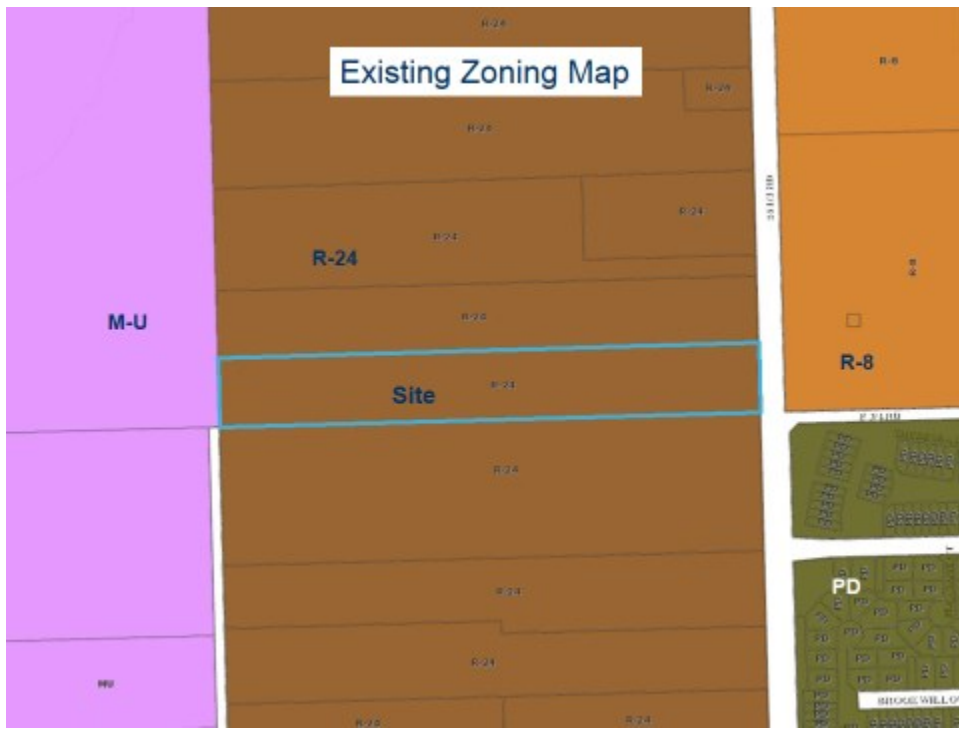
1. The requested manufactured home to be placed on the property as an interim use is consistent with the Comprehensive Plan and with the goal and polices of the Comprehensive Plan, specifically, Goal 3.
2. The review criteria, items 1 through 4 in Section 21.02.120 of the Grand Junction Zoning and Development Code have been met.
3. Applicant shall be responsible for all conditions included within this Special Permit staff report.



# Comprehensive Plan Future Land Use Map



# Existing Zoning Map



Grand Junction 3/26/15

Regarding: SPT-2015-113-Dere special Permit-675 24 1/2 Road



Dear Mister Peterson,

we own the property on 677 24 1/2 Road, which is next to the Deres land and we strongly oppose any manufactured or prefab home on that land.

It says in the application it would be temporarily, what does that mean, 1 year 10 years. We are trying to sell our place and do not think that mobile homes in the neighborhood will improve this area.

Since my husband and I are both elderly, we can not wait until the economy gets better and the Deres can afford to develop the land.

Please let us know when there will be a hearing about this property.

Sincerely

Erwin and Elke Knirlberger.

A handwritten signature in black ink that reads "Knirlberger". The signature is written in a cursive style.

Home address: 695 26 Road

Grand Junction/Co 81506

Tel. # 970 254 1281



What: Neighborhood Meeting for Special Permit

When: Monday, April 6<sup>th</sup> 2015 at 5:30pm

Where: Grand Junction Goodwill Center  
630 24 ½ Road  
Grand Junction, Co 81505

Why: Brian Dere is requesting a special permit located at 675 ½ 24 ½ Road, Grand Junction Co, to temporarily place a single manufactured home on 4.88 acres in a R-24 zone district. The proposal will allow residential housing for one unit where the current zoning is residential 24 units to the acre.

We would like to hear your thoughts or concerns regarding this initial proposal.

Please feel free to contact with questions:

Brian Dere- Owner (970)250-8604

Scott Peterson- City Planner (970)244-1447 SCOTTP@GJCITY.ORG

The Hamiltons owning the joining 10 acre parcel have no objection to the proposal by Brian Dere

Hamilton-Nusse Group

By:

  
E. B. Hamilton, Jr.

4-1-15

## CITY OF GRAND JUNCTION, COLORADO

SPECIAL PERMIT NO. \_\_\_\_\_

### PURSUANT TO SECTION 21.02.120 OF THE GRAND JUNCTION MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE) FOR AN INTERIM USE ON PROPERTY LOCATED AT 675 1/2 24 1/2 ROAD IN GRAND JUNCTION, COLORADO

#### Findings:

An application for a special permit has been reviewed by staff in accordance with the Zoning and Development Code (Code). Applicant, Brian Dere, is the owner of the property located at 675 1/2 24 1/2 Road in Grand Junction Colorado.

The applicant is requesting approval to use the property on an interim basis as a residence, placing a manufactured home on the property, primarily to provide security to the property in the interim period while the more permanent development of the property, consistent with the Comprehensive Plan, would be considered.

The property is zoned R-24, which does not permit the proposed land use of single-family detached residential. The applicant has submitted a site sketch showing the proposed structure will meet the bulk requirements of the R-24 zone district. A special permit provides flexibility when considering a land use that may be less than permanent or temporary in nature, and may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special permit is required only when more flexibility is required beyond that afforded to the Community Development Manager through the administrative adjustment process.

The Special Permit allows use as particularly described herein, subject to the stated conditions, while adequately providing for future redevelopment of the property in accordance with the applicable zoning district and the Comprehensive Plan. In approving the Special Permit, the City Council has considered the approval criteria for a Special Permit as set forth in the Staff Report. The findings and conclusions in the Staff Report support the issuance of this Special Permit.

The interim use of the property for a manufactured home is consistent with the following goal and policy of the Comprehensive Plan, with minimal improvements to the site, it will allow the land to be redeveloped for future higher density residential development when market conditions are more appropriate.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

**Policy B:** Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

The Permit complies with the underlying zoning district standards for R-24 established in Chapter 21.03 of the Code. It satisfies the review criteria found in Section 21.02.120(c) including compliance with use-specific standards established in Chapter 21.04.

NOW THEREFORE, BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT A SPECIAL PERMIT IS APPROVED, PURSUANT TO SECTION 21.02.120 OF THE GRAND JUNCTION MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE), ALLOWING THE FOLLOWING USES ON THE PROPERTY DESCRIBED BELOW WITH THE FOLLOWING CONDITIONS, WITH THE ABOVE FINDINGS BEING AN INTEGRAL PART HEREOF:

1) The site is described as follows:

BEG N 0DEG01'19SEC W 165FT FR SE COR NE4NW4 SEC 4 1S 1W S 89DEG56'07SEC W 1320.03FT S 0DEG03'05SEC E 165FT N 89DEG56'07SEC E 1319.95FT N 0DEG01'19SEC W 165FT TO BEG EXC E 30FT FOR RD ROW  
Also known as 675 1/2 24 1/2 Road.

The area governed by this Special Permit includes the entire area of the lot and shall be referred to herein as the Site.

- 2) Use of the Site is limited to one manufactured home and accessory uses/structures as allowed in GJMC 21.04.040.
- 3) One principle residential manufactured home shall be constructed or installed on the Site on a permanent foundation. Accessory buildings are allowed following the standards of the R-24 zone district, but shall not be constructed on a permanent foundation. Animals may be kept on the property in accordance with Section 21.04.030 (a) of the Zoning and Development Code.
- 4) The residential unit shall be connected to water and sanitary sewer services. Use of a new or existing septic system is not permitted.
- 5) Uses not specifically described herein, regardless of type or classification and regardless of whether such uses appear as "allowed" uses in the zone/use table of the City's Zoning and Development Code, are prohibited on this site during the term of this Special Permit, unless the Director determines that such a use is accessory to and reasonably incidental and necessary for the specified uses, in which case the Director shall so specify in writing.
- 6) Historical drainage patterns shall be maintained on the Site.
- 7) Access and site circulation shall be in accordance with the approved Site Sketch.
- 8) This Special Permit runs with the land but is valid only for the specific use as described herein. The Special Permit shall terminate if the residential use ceases (by non-use) for twelve months or longer or if the property is redeveloped.

9) The failure of this permit to specify other applicable local, state or federal laws or regulations shall not be construed to affect the enforcement thereof. A violation of such applicable laws or regulations may constitute a basis for revocation of the Special Permit, in addition to and not in lieu of any other appropriate remedies or penalties.

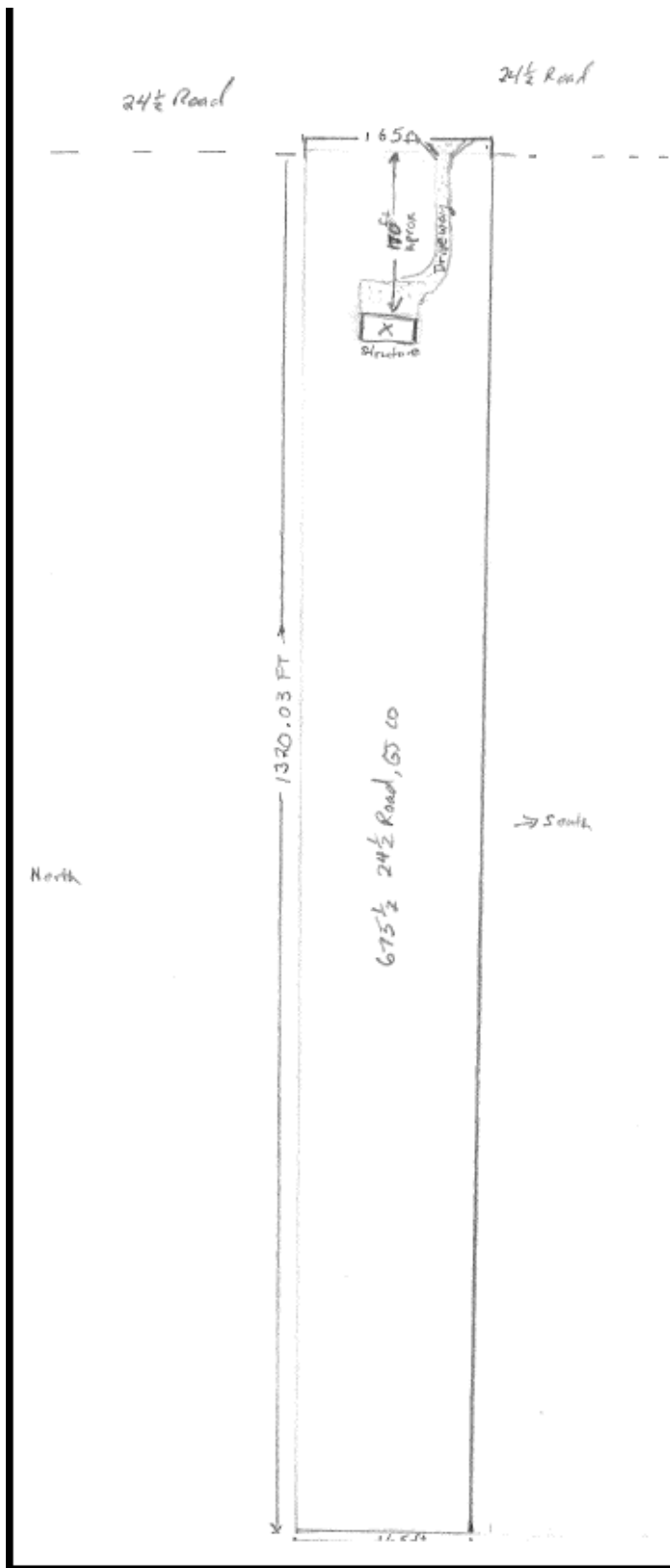
10) The Director may administratively approve minor changes to the Site Sketch and this Permit, if he or she determines that the intent of this Special Permit is maintained, the operational needs of the applicant will be benefitted, and no injury to the public will ensue.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
President of City Council

\_\_\_\_\_  
City Clerk



T South

Brian Dere

Parcel Number - 2945-042-00-159

Location - 675 1/2 24 1/2 Rd, GS, CO 81505

Owner : Brian Dere

Joint owner: Jennifer Lynn Dere

[X] Temporary structure will sit where prior house was located. Single wide trailer or single wide modular house. It will sit low to the ground and approximately 170ft off of 24 1/2 Road.





Date: May 1, 2015  
 Author: Darren Starr  
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493  
 Proposed Schedule: May 20, 2015  
 Bid # : IFB-4033-15-NJ

Attach 17

**CITY COUNCIL AGENDA ITEM**

<p><b>Subject:</b> Purchase a Single Axle 4X2 Compressed Natural Gas (CNG ) 5-yard Dump Body with Snow Removal Equipment and Purchase a Tandem Axle CNG 10-yard Dump Truck</p>
<p><b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Purchase a Single Axle CNG 5-yard Dump Body with Snow Removal Equipment for \$187,492 and a Tandem Axle CNG 10-yard Dump Truck for \$167,904 from Transwest and Kois Brothers Equipment</p>
<p><b>Presenter(s) Name &amp; Title:</b> Jay Valentine, Internal Services Manager</p>

**Executive Summary:**

The single axle 5 yard dump body with snow removal equipment is part of the resources needed to provide ongoing maintenance in the Streets and Stormwater Divisions and the tandem axle 10 yard dump truck is part of the resources needed to provide ongoing maintenance in the Water Services Division. These trucks are scheduled replacements for the Public Works Department and have been approved through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

**Background, Analysis and Options:**

A formal solicitation was advertised on Rocky Mountain E-Purchasing System and in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete trucks per our specifications. Bids were requested for CNG powered engines and requested they provide cost difference between Diesel and CNG power. Trade-In pricing was also obtained for the current 5-yard unit, with each bid offering \$5,500.00. The pricing of the 5-yard unit below reflects the net price after trade-in.

One company submitted four formal bids for the **5-yard truck**, all of which were found to be responsive and responsible, in the following amounts:

FIRM	LOCATION	COST CNG	Incremental Cost
Transwest Truck / Kois Brothers Equipment	Grand Junction Colorado	\$187,492	\$37,372
Transwest / OJ Watson	Grand Junction Colorado	\$188,709	\$37,372
Transwest/ MacDonald	Grand Junction Colorado	\$192,865	\$37,372

Transwest/Auto Truck	Grand Junction Colorado	\$198,382	\$37,372
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One company submitted five formal bids for the **10-yard dump truck**, all of which were found to be responsive and responsible, in the following amounts:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST CNG</b>	<b>Incremental Cost</b>
Transwest Truck / Kois Brothers Equipment	Grand Junction Colorado	\$167,904	\$37,372
Transwest / OJ Watson	Grand Junction Colorado	\$173,076	\$37,372
Transwest/ MacDonald	Grand Junction Colorado	\$173,853	\$37,372
Transwest/Auto Truck	Grand Junction Colorado	\$179,563	\$37,372
Transwest/ECOR	Grand Junction Colorado	\$182,985	\$37,372

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 12:** *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

Public infrastructure is the foundation for economic development. Access to roads, water, sewer, communication technologies, and electricity are all essential to the economy. Investment in both the infrastructure, equipment, and the operation and maintenance of these structures can expand the productive capacity of on economy.

**How this item relates to the Economic Development Plan:**

**Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment**

This purchase relates to the Economic Development Plan by hitting in two areas of emphasis: Public Safety, as the City is repairing streets, and storm water damage to make them safer for the public to drive and use. And Infrastructure, as this work increases the life of one of the City’s most expensive infrastructure, roads and pipes.

**Board or Committee Recommendation:**

This equipment replacement was approved by the equipment committee and Fleet Services.

**Financial Impact/Budget:**

Funds for the purchase of a diesel unit have been accrued in the Fleet Replacement Internal Service Fund. This unit was originally scheduled to be purchased in 2016 but has been moved forward to 2015 due to the awarded DOLA grant that will fund the incremental cost of going from a diesel to compressed natural gas. A supplemental appropriation will be requested later this spring.

**Legal issues:**

A contract in a form and with content acceptable to the City Attorney will be used for the purchase if it is authorized.

**Other issues:**

The price differential between Diesel and GNG engine will be recovered through Grant Funding. These units have a 10 year life expectancy.

**Previously presented or discussed:**

This purchase was part of the annual budget review process.

**Attachments:**

None.





Attach 11

## CITY COUNCIL AGENDA ITEM

Date: May 13, 2015

Author: Amy Jordan

Title/ Phone Ext:

Business & Administration Manager

970-248-8597

Proposed Schedule: May 20, 2015

2nd Reading (if applicable): N/A

File # (if applicable): N/A

**Subject:** Grant Application to the Federal Aviation Administration (FAA) for the Grand Junction Regional Airport Authority

**Action Requested/Recommendation:** Approve a Grant Application between the Federal Aviation Administration and the Grand Junction Regional Airport Authority for Airside Improvements in the Amount of \$2,295,450.00

**Presenter(s) Name & Title:** Ben Johnson, Interim Airport Manager and Austin Fay, Projects Coordinator

### Executive Summary:

This is a grant application for entitlement funds from the Federal Aviation Administration for the Grand Junction Regional Airport. This grant application encompasses five (5) different project elements, to include pavement maintenance on the primary runway and taxiway connectors and taxiway lighting modifications. Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded.

### Background, Analysis and Options:

#### Background:

The Grand Junction Regional Airport Authority 2015 Airport Improvement Program (AIP) grant application encompasses projects listed on the Airports approved 2015 Capital Improvement Plan (CIP). The Airport Authority Board approved the 2015 CIP November 4th, 2014 Regular Board Meeting.

The Grand Junction Regional Airport Authority, Board of Commissioners approved this grant application at the Regular Board Meeting on April 21, 2015.

The 2015 Airport Improvement Program (AIP) projects included in this grant application are:

- A. Terminal Air Carrier Apron Design Modification
- B. Taxiway A1, A2, A3, A4, A5, A6 and A7 Connector Rehabilitation
- C. Runway 11/29 and Taxiway A Seal Coat and Restripe
- D. Segmented Circle Relocation & Intersection Lighting Modification
- E. Runway 11/29 Modification to Standards Analysis

#### Detailed Project Information:

A. Terminal Air Carrier Apron Design Modification: The goal of this project is to modify the design and phasing of the current terminal air carrier apron plans. This modification will delineate public and non-public space as well as modify the plans to better accommodate current uses at the Airport. This project will use every effort to utilize information from the previous design where available.

B. Taxiway A1, A2, A3, A4, A5, A6 and A7 Connector Rehabilitation: This project will involve a mill and overlay of each one of the connectors to the Airport's primary runway 11/29. The current average Pavement Condition Index (PCI) number associated with these surfaces is 65, this number comes from a survey completed by the Colorado Division of Aeronautics in 2013 and is on a scale of 0-100. The conditions of these connectors provide a significant Foreign Object Debris problem for Airport Operations and will be corrected through this project.

C. Runway 11/29 and Taxiway A Seal Coat and Restripe: This project will protect the Airport's primary runway from the deteriorating effects of the weather as well as increasing its useful life and improve surface friction of the pavement surface.

D. Segmented Circle Relocation & Intersection Lighting Modification: This project will correct two nonstandard airfield conditions brought to staff's attention during a 2013 certification inspection. The first, will replace and move the segmented circle so that it will no longer infringe upon the taxiway object free area. The second, will modify the lighting circuitry of runway 4/22 and taxiway A so they are no longer simultaneously energized. This project will allow the Airport to become compliant with regulations identified by our Certification Inspector.

E. Runway 11/29 Modification to Standards Analysis: This project's objective is to evaluate potential cost savings with respect to the planned reconstruction/replacement of Runway 11/29 that would result from the authorized continuance of selected modification(s) to standards, with an emphasis on correcting runway 11/29 longitudinal gradients and correcting the intersecting runway 11/29 and 4/22 hot spot.

#### **How this item relates to the Comprehensive Plan Goals and Policies:**

This project associates with Goal #9, Section 39.28.060 of the 2010 Comprehensive Plan – “Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.”

#### **How this item relates to the Economic Development Plan:**

This project associates with Section 1.4 of the 2014 Economic Development Plan – Providing Infrastructure that Enables and Supports Private Investment, specifically the goal to “Continue to support the airport and its vital role in economic development.”

#### **Board or Committee Recommendation:**

The Grand Junction Regional Airport Authority approved this grant application at the Regular Board meeting on April 21, 2015. Airport staff is recommending that the City Council approve this Grant Application in the amount of \$2,295,450.00.

*If the Airport is successful in obtaining this grant, a grant offer will be presented to the City Council for review/approval as a Co-sponsor.*

**Financial Impact/Budget:**

Funding Breakdown

Federal Aviation Administration AIP Grant:	\$2,295,450.00
State of Colorado, Division of Aeronautics Grant:	\$126,050.00
Grand Junction Regional Airport Authority:	\$129,000.00

The \$2,950 variance between the State and Local portions of funds is due to the fact that the State declined to participate in the Runway 11/29 Modifications to Standards Analysis and therefore will require the Airport to fund 10% of the project cost.

**Legal issues:**

Typically FAA grants include a number of “grant assurances” as a Co-sponsor. The City Council has considered the representations by the GJRAA staff about the Authority’s ability to meet those assurances and is, for the purposes of authorizing the application, confident in the application. If the grant is approved, the City Council will review and separately consider the grant agreement(s).

**Other issues:**

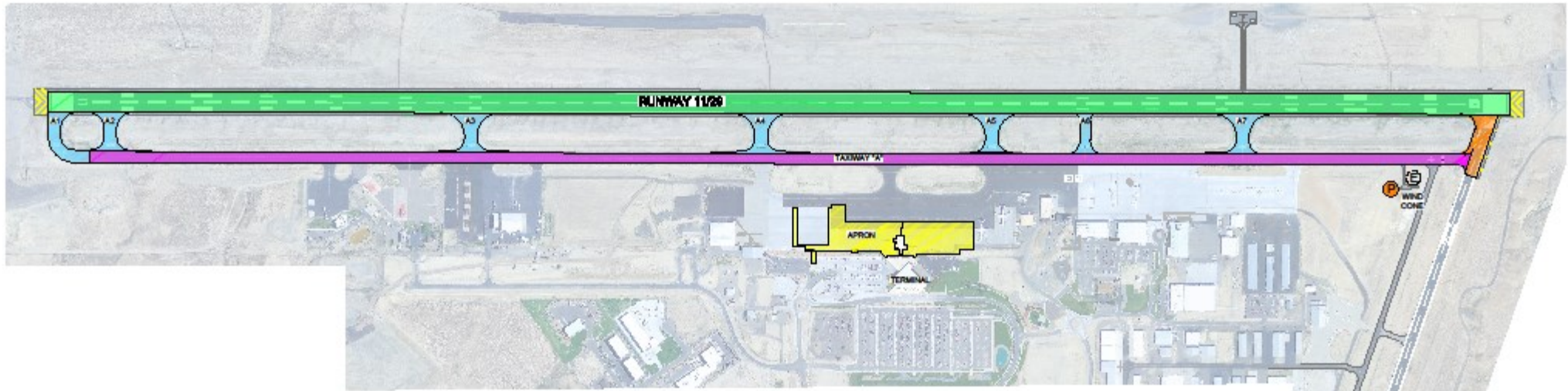
If other areas have input, this will be inserted here. An example would be real estate may have input on real estate transactions or vacations of easements and right-of-ways.

**Previously presented or discussed:**

May 18, 2015 City Council Workshop.

**Attachments:**

1. Project Illustration



## AIRFIELD LAYOUT



### LEGEND

- RUNWAY 11/29 - SEAL COAT & REMARK
- RUNWAY 11/29 - MODIFICATIONS TO STANDARDS ANALYSIS
- CONNECTING TAXIWAYS A1-A7 - MILL & OVERLAY
- TAXIWAY "A" - SEAL COAT & REMARK
- RECONSTRUCT TERMINAL AIR CARRIER APRON - DESIGN ONLY
- WIND CONE - RELOCATE: EXISTING & PROPOSED LOCATIONS
- RUNWAY 4/22 - MODIFIED RUNWAY LIGHTING

Attach 12

## CITY COUNCIL AGENDA ITEM

**Subject:** Joining Next Century Cities

**Action Requested/Recommendation:** Approve a Resolution Authorizing the City Manager to Join Next Centuries Cities

**Presenter(s) Name & Title:** John Shaver, City Attorney

### Executive Summary:

The request is for City Council to adopt a resolution joining Next Century Cities. Next Century Cities is a free, membership organization that supports community leaders across the country as they seek to ensure the development and deployment of fast, affordable and reliable internet to its community members.

### Background, Analysis and Options:

The City Council of the City of Grand Junction is keenly aware of the importance of having a robust broadband capability to support economic prosperity and growth. The relationship has been amply demonstrated in other communities and the City Council is convinced that high speed internet is essential for the success of the citizens, businesses and community partners in growing, achieving and maintaining economic development in Grand Junction. Joining Next Century Cities will allow the City to gain valuable information and best practices from other local governments across the nation on promoting access to high speed internet.

Becoming a member of Next Century Cities entails City Council affirming the core tenets of the Next Centuries Cities Organization, as follows:

*High-Speed Internet Is Necessary Infrastructure: fast, reliable, and affordable Internet – at globally competitive speeds – is no longer optional. Residents, schools, libraries, and businesses require next-generation connectivity to succeed.*

*The Internet Is Nonpartisan: because the Internet is an essential resource for residents and businesses in all communities, the provision of fast, reliable, and affordable Internet transcends partisanship. This collaboration welcomes leaders of all affiliations and beliefs who believe fast, reliable, and affordable high-speed Internet access is essential to secure America's Internet future.*

*Communities Must Enjoy Self-Determination: broadband solutions must align with community needs—there is no perfect model that is universally appropriate. Towns and cities should have the right to consider all options – whether public, nonprofit, corporate, or some other hybrid – free from interference.*

*High-Speed Internet Is a Community-Wide Endeavor: building effective next-generation networks requires cooperation across communities. It is critical to involve and include multiple stakeholders and perspectives to succeed, including businesses, community organizations, residents, anchor institutions, and others. Everyone in a community should be able to access the Internet on reasonable terms.*

*Meaningful Competition Drives Progress: a vibrant, diverse marketplace, with transparency in offerings, pricings, and policies will spur innovation, increase investment, and lower prices. Communities, residents, and businesses should have a meaningful choice in providers.*

*Collaboration Benefits All: innovative approaches to broadband deployment present diverse challenges and opportunities to communities and regions. Working together, cities can learn from the experiences of others, lower costs, and make the best use of next-generation networks.*

**How this item relates to the Comprehensive Plan Goals and Policies:**

Joining Next Century Cities meets Goal 12 of the Comprehensive Plan by promoting the economic competitiveness of the City and promote opportunities for commerce and industrial development.

**Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.**

**Policies:**

- A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.
- B. The City and County will provide appropriate commercial and industrial development opportunities.

**How this item relates to the Economic Development Plan:**

Joining Next Century Cities supports and facilitates the access and expansion of important technological infrastructure by providing best practices and networking opportunities to learn from other communities.

**Board or Committee Recommendation:**

None.

**Financial Impact/Budget:**

There is no financial impact. The membership is free of charge.

**Legal issues:**

There are no legal issues arising out of the adoption of this resolution. As the implications of the passage of ballot question 2A are more fully understood and as the City works to more fully implement broadband, significant legal issues will arise.

**Previously presented or discussed:**

Discussed and Recommended for Resolution at the May 15<sup>th</sup> 2015 Retreat.

**Attachments:**

Resolution Next Century Cities

## RESOLUTION NO. \_\_-15

### A RESOLUTION AUTHORIZING THE CITY MANAGER TO JOIN NEXT CENTURIES CITIES

#### RECITALS:

The City Council of the City of Grand Junction is keenly aware of the importance of having a robust broadband capability to support economic prosperity and growth. The relationship has been amply demonstrated in other communities and the City Council is convinced that high speed internet is essential for the success of the citizens, businesses and community partners in growing, achieving and maintaining economic development in Grand Junction.

In April 2015, Grand Junction voters approved an override of Colorado Senate Bill 05-152 by 77%. That vote was the first step on the path of improvement in the speed and capability of the high-speed internet toward development of a reliable and forward-looking broadband system.

*Next Century Cities* is a free, membership organization that supports community leaders across the country as they seek to ensure the development and deployment of fast, affordable and reliable internet to its community members. In furtherance of that work the City Council authorizes and directs the City Manager to cause the City of Grand Junction to join the *Next Centuries Cities* organization and furthermore the City Council by and with this resolution does embrace the tenets of the *Next Centuries Cities* organization including its core principles which are as follows:

*High-Speed Internet Is Necessary Infrastructure: fast, reliable, and affordable Internet – at globally competitive speeds – is no longer optional. Residents, schools, libraries, and businesses require next-generation connectivity to succeed.*

*The Internet Is Nonpartisan: because the Internet is an essential resource for residents and businesses in all communities, the provision of fast, reliable, and affordable Internet transcends partisanship. This collaboration welcomes leaders of all affiliations and beliefs who believe fast, reliable, and affordable high-speed Internet access is essential to secure America's Internet future.*

*Communities Must Enjoy Self-Determination: broadband solutions must align with community needs—there is no perfect model that is universally appropriate. Towns and cities should have the right to consider all options – whether public, nonprofit, corporate, or some other hybrid – free from interference.*

*High-Speed Internet Is a Community-Wide Endeavor: building effective next-generation networks requires cooperation across communities. It is critical to*



*involve and include multiple stakeholders and perspectives to succeed, including businesses, community organizations, residents, anchor institutions, and others. Everyone in a community should be able to access the Internet on reasonable terms.*

*Meaningful Competition Drives Progress: a vibrant, diverse marketplace, with transparency in offerings, pricings, and policies will spur innovation, increase investment, and lower prices. Communities, residents, and businesses should have a meaningful choice in providers.*

*Collaboration Benefits All: innovative approaches to broadband deployment present diverse challenges and opportunities to communities and regions. Working together, cities can learn from the experiences of others, lower costs, and make the best use of next-generation networks.*

The City of Grand Junction joins *Next Century Cities* as the 90th member.

NOW, THEREFORE, BE IT RESOLVED BY THE GRAND JUNCTION CITY COUNCIL that the City Manager is hereby authorized and directed to take the necessary action(s), step(s) and to make the necessary commitment(s) to joining *Next Centuries Cities* for the purposes of advancing the city's goals of enhancing broadband in the City of Grand Junction, Colorado.

GRAND JUNCTION CITY COUNCIL

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



Date: May 15, 2015  
 Author: Harry Weiss  
 Title/ Phone Ext: 256-4134  
 Proposed Schedule: May 20, 2015  
 2nd Reading (if applicable): NA  
 File # (if applicable): \_\_\_\_\_

Attach 14

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Establishment of Line of Credit FBO DDA & DDA Budget Amendments
<b>Action Requested/Recommendation:</b> Authorization of a Line of Credit fbo the Grand Junction DDA, Approval of Intergovernmental Agreement Between City of Grand Junction & DDA, and Approval of DDA Budget Amendments for TIF-Qualified Projects
<b>Presenter(s) Name &amp; Title:</b> Harry Weiss, DDA Executive Director

**Executive Summary:**

The DDA seeks the establishment of a revolving Line of Credit for the purpose of accessing tax increment revenues for ongoing and future TIF-qualified projects. Administration of the Line of Credit shall be through an Intergovernmental Agreement between the City and the DDA. The DDA has identified additional TIF-eligible undertakings that require budget amendments for FY2015 subject to Council approval.

**Background, Analysis and Options:**

**Line of Credit:**

Tax Increment Financing Requirements

Pursuant to Colorado Revised Statute 31-25-807(3)(a)(II), tax increment revenues may only be used to pay debt and associated expenses of debt, and all such debt is issued by the City on behalf of the DDA. Historically the DDA has undertaken large capital improvement projects financed through bonds issued by the City of Grand Junction for the DDA, the repayment of which is secured by the pledge of future tax increment revenues during the term of the bond. While this technique works well for large budget projects that depend upon future tax increment revenues, it does not offer a flexible and efficient mechanism for smaller projects that can be funded from accumulated tax increment revenues in excess of annual expenses and debt service reserves. The benefits of utilizing a revolving line of credit are the minimization of debt issuance costs and interest carry, thereby maximizing public tax dollars for direct investment in capital projects, and greater flexibility in responding to opportunities that arise outside of the typical long-range planning horizon for large capital projects.

Restrictions on the Use of TIF

The DDA's use of Tax Increment Financing is restricted to capital projects for public facilities (e.g. streets and sidewalks), facilities owned or operated by public agencies

(e.g. the Avalon), or for public purposes such as elimination of blight. TIF-qualified projects are included in the DDA's capital improvements budget which is subject to Council approval and appropriation.

In 2011 the DDA Electors approved a TABOR ballot authorization for \$65,000,000 of additional indebtedness during the 20-year extension of the DDA's TIF. Utilization of the Line of Credit falls under that debt authorization.

#### RFP for Line of Credit

The DDA issued a Request for Proposals for a \$1,000,000 Line of Credit and received four responses which were reviewed by the DDA Board of Directors on May 14, 2015. The Board selected Alpine Bank as the preferred lender.

#### **Intergovernmental Agreement (IGA):**

An "Intergovernmental Agreement Concerning a Line of Credit for Financing Downtown Development Authority Project(s) and Program(s)" has been drafted with input and review by both the DDA and City. The IGA sets forth the following procedure for utilizing the line of credit:

1. The DDA will request in writing a draw on the line of credit to fund an approved TIF-eligible project that has been duly budgeted and appropriated. (City Council approves the DDA budget and any amendments thereto, and the DDA budget is included in the City's annual appropriation ordinance and supplemental appropriation, if applicable). The DDA may request a draw only for approved projects.
2. The City's Financial Operations Director (FOD) shall verify that there are sufficient unencumbered tax increment monies in the DDA's 611 Tax Increment Fund to repay the draw with interest costs.
3. The FOD shall approve and authorize the draw for compliant requests.
4. Repayment of the draw and interest in full shall occur within 7 working days of the draw.

#### **Approval of DDA Budget Amendments for TIF-Qualified Projects:**

The DDA Board of Directors has approved the following amendments to the FY 2015 DDA budget for TIF-qualified projects and forwards them for Council review and approval:

##### 1. Acquisition of R-5 High School – FY2015 amendment of \$360,000

The DDA has negotiated the purchase of R-5 High School from School District 51 for \$1,350,000 payable as follows: FY2015 \$350,000; FY 2016 \$500,000; FY 2017 \$500,000. An additional \$10,000 in FY 2015 is budgeted for associated expenses of due diligence (Phase One Environmental Assessment) and closing.

##### 2. White Hall – FY2015 amendment of \$80,000

The DDA budgeted \$190,000 for anticipated expenses for White Hall in 2015. Bids for demolishing the remaining improvements were recently solicited and the Board has approved moving forward to award a demolition contract. This budget amendment provides additional funds to cover the cost of demolition.

**How this item relates to the Comprehensive Plan Goals and Policies:**

Plan Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

The establishment of a Line of Credit adds another instrument to the DDA's financial toolkit for implementing TIF-qualified projects on a cost-effective basis.

**How this item relates to the Economic Development Plan:**

This item relates to the area of emphasis in economic development and the role of supporting existing businesses.

The establishment of a Line of Credit adds another instrument to the DDA's financial toolkit for implementing TIF-qualified projects on a cost-effective basis.

**Board or Committee Recommendation:**

The DDA Board of Directors has approved all recommendations forwarded to City Council for approval and implementation.

**Financial Impact/Budget:**

Debt facility and budget amendments are described above.

**Legal issues:**

The City Attorney has reviewed the proposed IGA and has opined that it is consistent with and allowed by Colorado law.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

The establishment of a line of credit for the DDA was first presented at a joint work session of the City Council and DDA in Spring 2014, and discussed further at a second joint work session in Fall 2014 where Council gave direction to bring proposals forward for its review.

**Attachments:**

Alpine Bank Proposed Line of Credit Term Sheet  
Draft "Intergovernmental Agreement Concerning a Line of Credit for Financing Downtown Development Authority Project(s) and Program(s)"  
Summary of DDA 611 Fund and 203 Fund 2015 Budget and Amendments

**Alpine Bank**  
**Proposed Terms and Conditions**  
**May 11<sup>th</sup>, 2015**

**BORROWER:** City of Grand Junction ("City")  
FBO: Grand Junction Downtown Development Authority ("DDA")

**GUARANTOR:** n/a

**LOAN AMOUNT:** \$1,000,000

**COLLATERAL:** n/a

**PRICING:** Chase Manhattan Prime (currently 3.25%), floating daily, assessed on the outstanding principal balance when drawn. Upon verification of the tax-exempt status of the transaction the rate will be calculated and assessed at the applicable tax-exempt rate. The tax-exempt rate is calculated at 2.015%.

**FEE:** \$5,000.00 Annual Fee collected on anniversary date  
No additional draw fees

**TERM:** 60 months

**OTHER  
CONDITIONS:** \*Terms and Conditions are a proposal only and are subject to additional underwriting and Alpine Bank Loan Committee Approval

\*Draw requests to include all documentation/approval/proof of funds as required in the Intergovernmental Agreement ("IGA") between the City and DDA

**DRAFT  
INTERGOVERNMENTAL AGREEMENT  
CONCERNING A LINE OF CREDIT FOR FINANCING  
DOWNTOWN DEVELOPMENT AUTHORITY  
PROJECT(S) AND PROGRAM(S)**

This INTERGOVERNMENTAL AGREEMENT ("IGA") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, a body corporate and politic (the "DDA") and THE CITY OF GRAND JUNCTION, COLORADO, a Colorado Home Rule municipal corporation (the "City"). Collectively the DDA and the City may be referred to as "Parties" or "the Parties."

**WITNESSETH:**

WHEREAS, the Authority has been created pursuant to the provisions of Title 31, Article 25, Part 8, Colorado Revised Statutes ("DDA Statute"), and City Ordinance No. 1669; and

WHEREAS, the DDA Statute has declared that the organization of downtown development authorities will serve a public use; promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof and of the people of this state; will halt or prevent deterioration of property values or structures within central business districts; halt or prevent the growth of blighted areas within such district, and assist municipalities in the development and redevelopment of downtowns and in the overall planning to restore or provide for the continuance of the health thereof; and

WHEREAS, the Authority provides an invaluable service to the City by promoting the health, safety, prosperity, security and general welfare of those living and working within its boundaries; and

WHEREAS, pursuant to C.R.S. §31-25-808(1)(f), the Authority is empowered to enter into contracts with governmental agencies and public bodies in furtherance of the statutory mission of the Authority; and

WHEREAS, the City Charter and C.R.S. 29-1-203 empower the City Council of the City to enter into contracts with other governmental bodies to furnish governmental services and make charges for such services or enter into cooperative or joint activities with other governmental bodies; and

WHEREAS, the primary means of financing DDA projects and programs is through the use of property and sales tax increment collected within the DDA boundaries and C.R.S. §31-25-807(3)(a)(II) requires that the City incur some form of debt in order to finance such projects and programs using tax increment revenues collected within the DDA boundaries; and

WHEREAS, a line of credit established by the City with a financial institution meets the requirements of C.R.S. §31-25-807(3)(a)(II) and the costs and interest associated with such a line of credit are lower than would be the case with other types of financing; and

WHEREAS, it is in the best interests of both the DDA and the City to reduce financing costs of DDA projects in order to preserve the maximum amount of tax increment revenues for DDA projects and activities within its boundaries; and

WHEREAS, the parties desire to enter into this IGA in order to establish a line of credit to finance certain DDA projects and to define the process for use of such line of credit.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties as hereafter provided and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. **TERM**

The term of this IGA shall be for a period of five (5) years, commencing on \_\_\_\_\_, 2015 and terminating on \_\_\_\_\_, 2020 ("Term").

2. **LINE OF CREDIT**

Attached hereto as Exhibits A-1 through A-5 and incorporated herein by reference, are copies of the Business Loan Agreement between the City and \_\_\_\_\_, the Promissory Note from the City to \_\_\_\_\_, the Disbursement Request and Authorization, the Commitment to Finance by \_\_\_\_\_, and the \_\_\_\_\_ Resolution (collectively, the "LOC Documents") which establish a revolving line of credit for a five year period for the benefit of the City and which, in addition to other terms and conditions for its use, provides for an annual credit amount of One Million Dollars (\$1,000,000) (the "Line of Credit"). The City Council on \_\_\_\_\_, 2015 adopted Ordinance No. \_\_\_\_\_ on second reading approving the LOC Documents and authorizing Jodi Romero, Financial Operations Director, to execute the LOC Documents. The City shall execute the LOC Documents and shall take such other actions as may be necessary to have the Line of Credit available for draw no later than \_\_\_\_\_, 2015.

3. **REQUIREMENTS FOR DRAWS ON LINE OF CREDIT**

With the exception of draws on the Line of Credit in 2015, approvals for which are authorized concurrently with approval of the IGA in this IGA, any other draw on the Line of Credit by the City during the Term shall be in accordance with all of the following requirements:

3.1 The DDA Board shall annually adopt a resolution approving its budget and shall adopt a resolution recommending the City Council of the City appropriate DDA monies to fund the DDA budget; and

3.2 The City Council of the City shall annually approve the DDA budget and by ordinance appropriate funds therefor; and

3.3 Any draw on the Line of Credit shall only be used to pay the costs of DDA projects approved in the annual DDA budget and for which funds have been appropriated by the City; and

3.4 Prior to any draw on the Line of Credit, the City's Financial Operations Director shall verify that there are sufficient unencumbered tax increment monies in the DDA Tax

Increment Fund to replenish the Line of Credit in the amount of the draw and the interest cost. No draw shall be made by the City on the Line of Credit in excess of such available tax increment monies; and

3.5 The City's Financial Operations Director shall have the authority, and shall be required, to approve any draw on the Line of Credit upon written request by the DDA's Executive Director; and

3.6 Within seven (7) working days of each draw, the DDA's Executive Director shall take such action as is necessary to transfer monies from the DDA Tax Increment Debt Service Fund to the Line of Credit to fully replenish the Line of Credit to its One Million Dollars (\$1,000,000) limit of available credit.

4. **NOTICE**

All notices to be given to Parties hereunder shall be in writing and shall be sent by certified mail to the addresses specified below:

DDA: Downtown Development Authority  
Attn: Executive Director  
437 Colorado Avenue  
Grand Junction, CO 81501

CITY: City of Grand Junction  
Attn: Financial Operations Director  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

With a copy to: City of Grand Junction  
Attn: City Attorney  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501



5. **THIRD PARTY BENEFICIARIES**

This IGA shall not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

6. **GOVERNING LAW/SEVERABILITY**

The laws of the State of Colorado shall govern the construction, interpretation, execution and enforcement of this IGA. In the event any provision of this IGA shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this IGA.

IN WITNESS WHEREOF, the parties have executed this IGA the day and year first above written.

CITY OF GRAND JUNCTION, COLORADO,  
a Colorado Home Rule municipal corporation

By \_\_\_\_\_  
Rich Englehart, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

THE GRAND JUNCTION, COLORADO, DOWNTOWN  
DEVELOPMENT AUTHORITY, a body corporate  
and politic

By: \_\_\_\_\_  
Les Miller, Chair

ATTEST:

\_\_\_\_\_  
Secretary

<b>611 Fund - TIF Debt Service Fund</b>		5/12/2015
STARTING FUND BALANCE 2015	\$	1,810,050
<b>2015 BUDGET</b>		
Revenue		
property tax increment	\$	1,145,605
specific ownership	\$	153,000
sales tax increment	\$	474,487
interest	\$	6,988
subtotal revenue	\$	1,780,080
total estimated funds available in 2015	\$	3,590,130
<b>EXPENSES</b>		
Contingency	\$	1,100,000 for allocation to new projects
Fees		
debt service fees	\$	500
Treasurer's fees	\$	25,015
subtotal fees	\$	25,515
2015 bond payment		
principal	\$	635,000
interest	\$	274,835
subtotal bond payment	\$	909,835
total expenses	\$	2,035,350 total appropriated funds for 2015
UNAPPROPRIATED FUNDS	\$	1,554,780
2016 DEBT RESERVE	\$	910,070 D/S reserve required at 1/1/2016
REMAINDER	\$	644,710 subject to supplemental appropriation
<b>203 Fund - DDA Capital Fund</b>		
STARTING FUND BALANCE 2015	\$	131,242 unrestricted funds
Inflows		
Proceeds from line of credit (TIF contingency)	\$	1,100,000 appropriated
subtotal	\$	1,231,242 total funds available in 2015
<b>EXPENSE - BUDGETED</b>		
White Hall	\$	190,000 TIF eligible
Splashpad	\$	10,000 TIF eligible
Façade Grants	\$	70,000 TIF eligible
Labor Allocation	\$	10,853 TIF eligible
subtotal expense	\$	280,853
<b>AMENDMENTS</b>		
R-5 Acquisition - 2015 purchase payment	\$	350,000
R-5 Acquisition - associated expense (Phase I)	\$	10,000
White Hall - additional expenses	\$	80,000
total budget amendments	\$	440,000
TOTAL EXPENSES	\$	720,853
REMAINING FUND BALANCE	\$	510,389
TIF Restricted	\$	91,579
Unrestricted Capital (UR)	\$	418,810 includes Reimbursement of \$287,568 of TIF eligible expenses in 2014